



THE SALVATION ARMY HALL, 54 HIGH STREET, SWANAGE
£350,000 Freehold

These spacious premises, currently a Church, are situated on the High Street a short distance from the Town Square and within 500 metres of the seafront and beach. The building is thought to date back to the 1800s and is of stone construction under a pitched roof covered with slate.

We consider that the site is eminently suitable for redevelopment, subject to planning consent, and applicants are requested to satisfy themselves concerning this issue before submitting offers.

Swanage lies at the eastern tip of the Isle of Purbeck delightfully situated between the Purbeck Hills. It has a fine, safe, sandy beach, and is an attractive mixture of old stone cottages and more modern properties, all of which blend in well with the peaceful surroundings. To the south is Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Business Rates

Churches are exempt from business rates. Rateable value to be assessed, if used for commercial purposes.

EPC

Not Applicable.

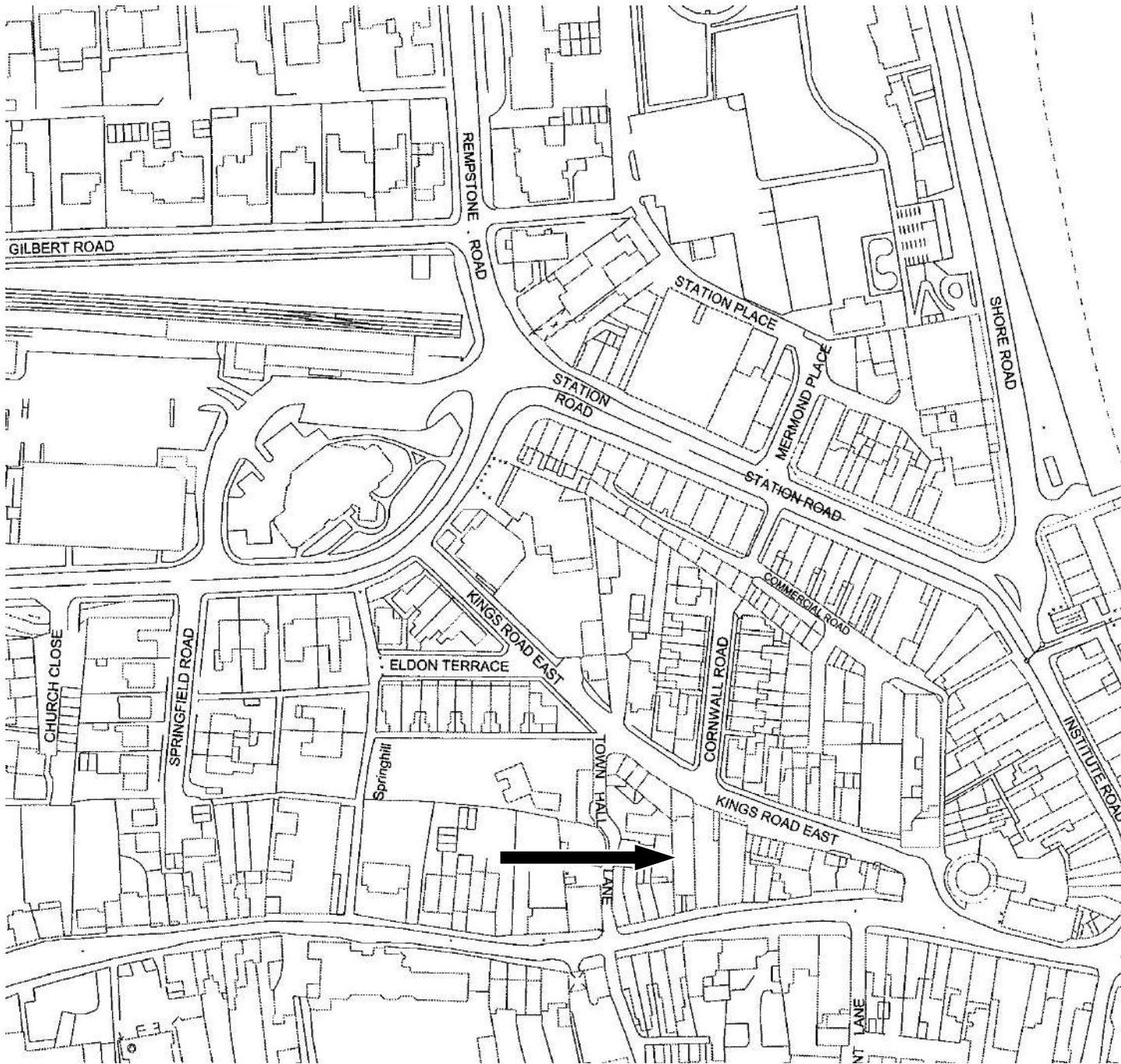
Services

All mains services connected.

All viewings are strictly by appointment through the Sole Agents, **Corbens**, **01929 422284**. The postcode for this property is **BH19 2NX**.

Property Ref **HIG2081**





THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.

