



41 HIGH STREET, SWANAGE
Rental £40,000 Per Annum

- ❑ Substantial office/retail premises in the commercial centre of the town.
- ❑ Total floor area of 191 sq metres, comprising main retail area of 91 sq metres, plus 100 sq metres of offices, storage, ancillary rooms and WCs.
- ❑ Planning Classification Class E: commercial, business and service uses.
- ❑ **Lease Terms**

Fully Repairing & Insuring

New 5, 10 or 15 year lease, outside of the 1954 Rent Act Part II.

Rent Review every 3 years, upwards only.

Break Clause to be agreed.

Rent payable monthly in advance.

3 Months Rent to be paid in advance together with a share of the insurance of the building (to be apportioned).

Deposit - 3 Months Rent which will be returned at the end of the tenancy, subject to the property being left in a satisfactory condition.

CONSTRUCTION Grade II Listed building constructed of stone and brick detailing and cement render at the rear under a pitched roof covered with tiles.

LOCATION These premises are situated in an excellent trading position in the commercial centre of Swanage opposite the town library and some 200 metres from the town square and seafront.

Swanage is an extremely popular coastal resort which attracts many thousands of tourists throughout the year and is renowned for its scenic beauty and as being the gateway to the Jurassic World Heritage Coastline.

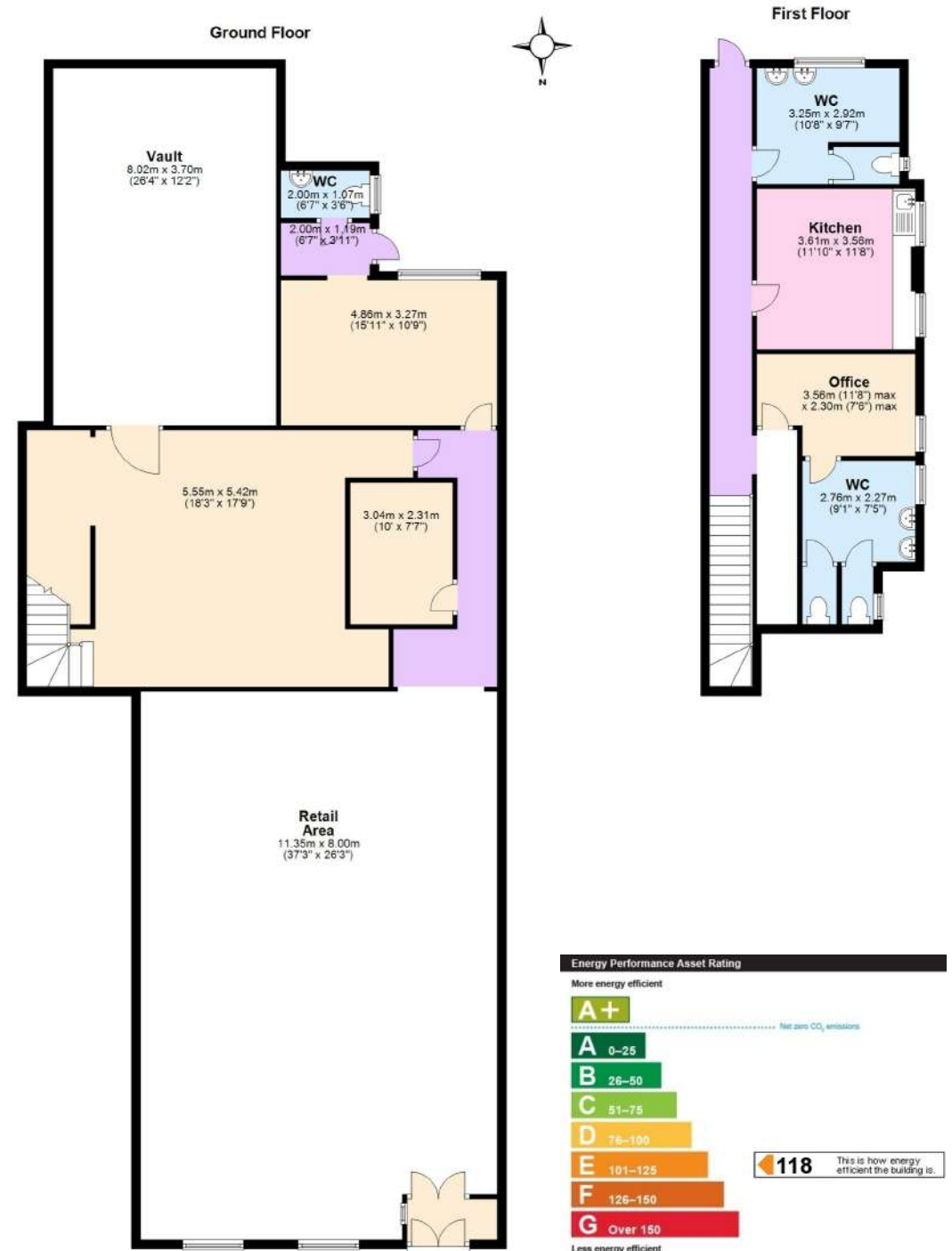
SERVICES All mains services connected.

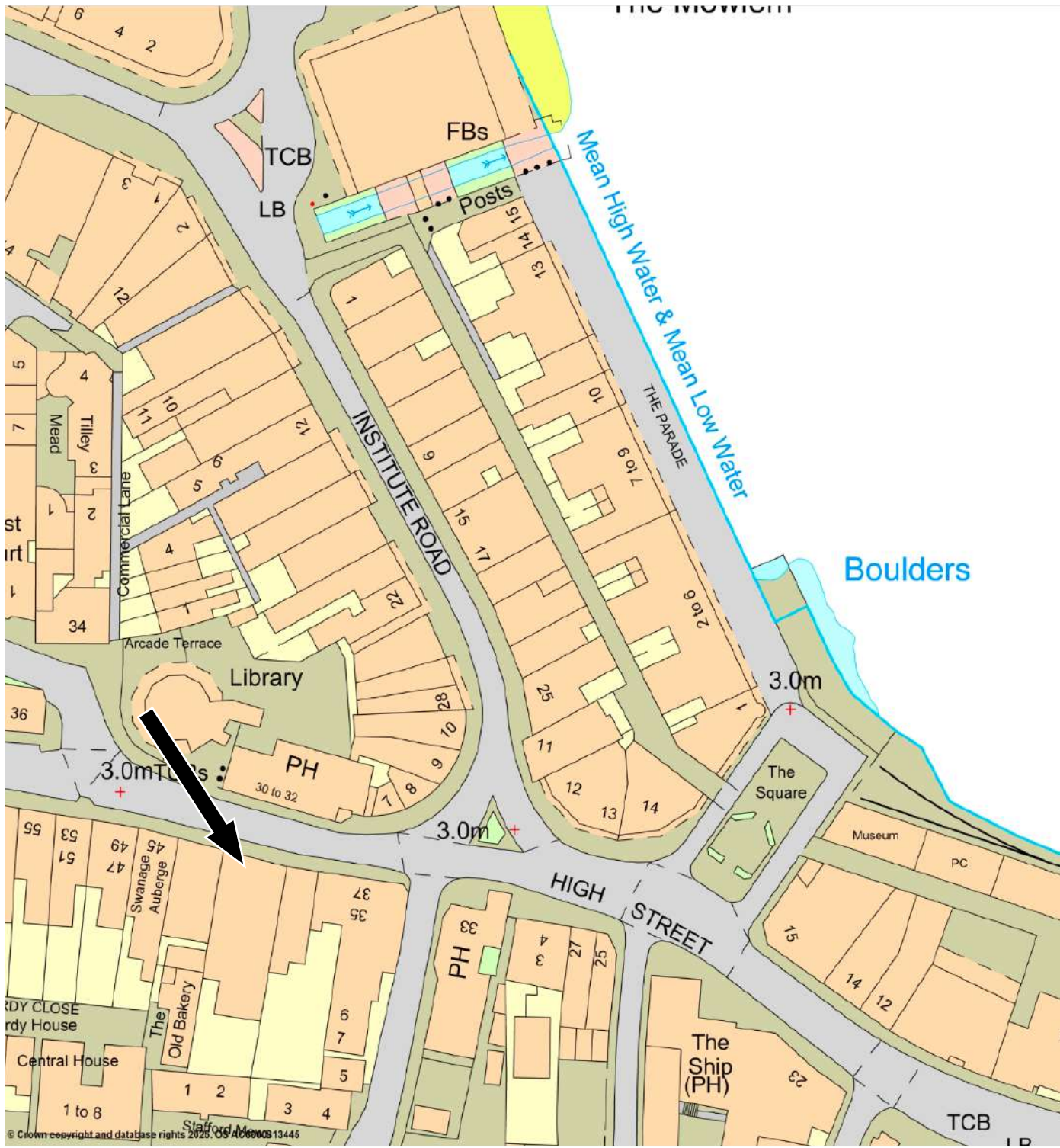
RATEABLE VALUE To be Assessed.

VIEWING By appointment only please through the Sole Agents, Corbens, 01929 422284. Please note the postcode for this property is **BH19 2LT**.

Property Ref HIG2114

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.







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