



24 STATION ROAD, SWANAGE
£20,000 PER ANNUM, RENTAL

- ❑ Double fronted premises in an outstanding prominent corner location in the commercial centre of Swanage.
- ❑ Retail area of approximately 37 sq metres.
- ❑ Planning Classification Class E: commercial, business and service uses.
- ❑ Dedicated car parking space at the rear.

LEASE TERMS

New 5, 10 or 15 year lease, inside of the Landlord and Tenant Act 1954.
3 Year Break Clause.
Rent payable quarterly in advance.
3 months deposit which will be returned at the end of the tenancy, subject to the property being left in a satisfactory condition.
Tenant will be responsible for internal redecoration. Maintenance charge March to September 2024 £427.68 (this includes a proportion of buildings insurance).

GROUND FLOOR

RETAIL AREA 6.22m x 5.96m (20’5” x 19’7”), double display window.
KITCHEN AREA 1.8m x 1.43m (5’11” x 4’8”), sink with shelving over.
WC leading off 1.83m x 0.79m (6’ x 2’7”)

BASEMENT

STORAGE BASEMENT 6m x 4.23m 25m² (19’8” x 13’10”, 269 sq ft) limited head height of approximately 1.83m (6’) storage area only

OUTSIDE Dedicated parking space.

CONSTRUCTION

The original building is thought to date back to 1932 and is predominantly constructed of brick, under a flat roof.

SERVICES

Mains water, drainage and electricity.

LOCATION

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. Mainline rail link at Wareham, to London Waterloo approximately 2.5 hours. The A31 can be joined at Bere Regis providing a route to the M27/M3 and London/Home Counties beyond.

RATEABLE VALUE

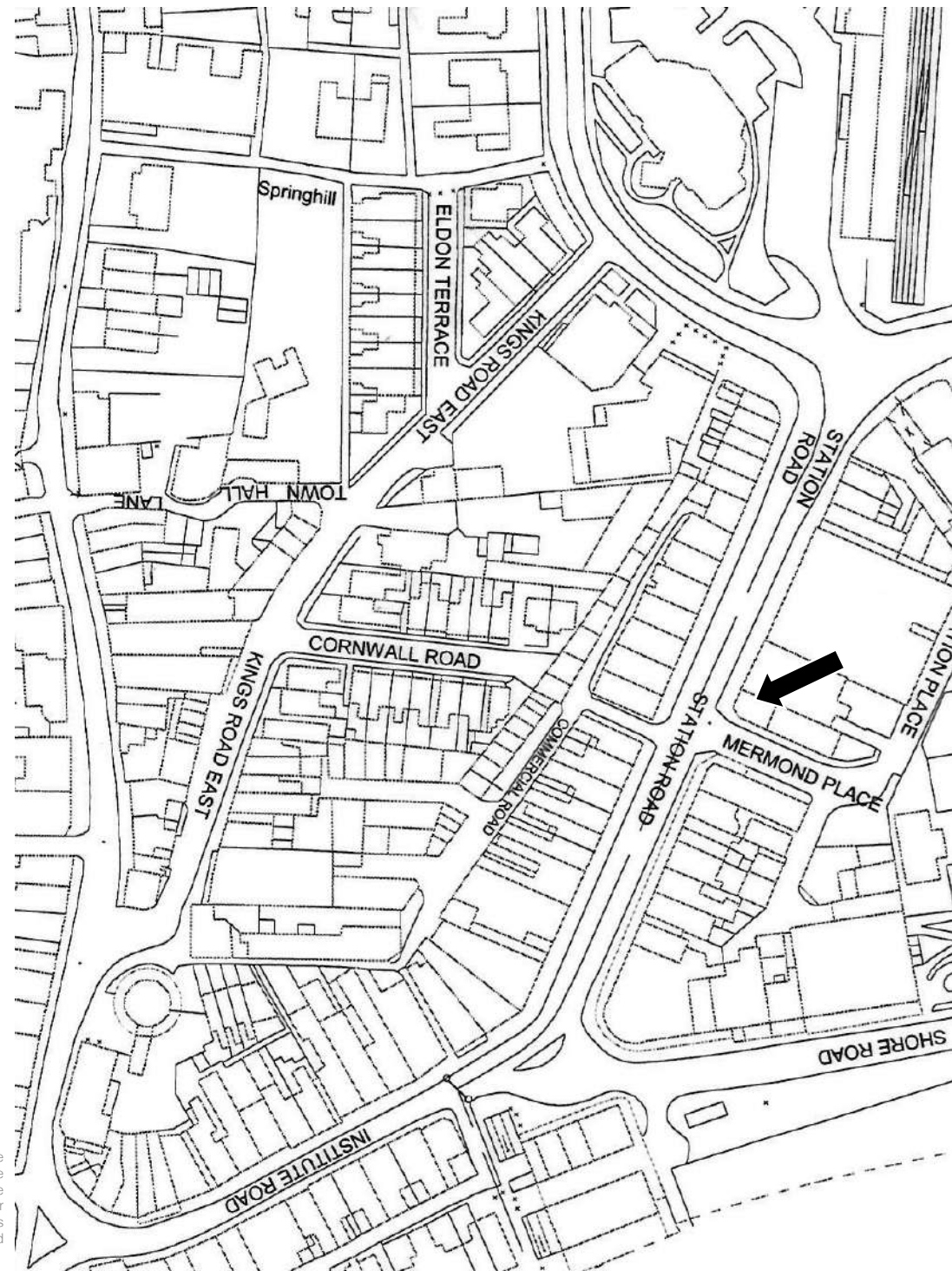
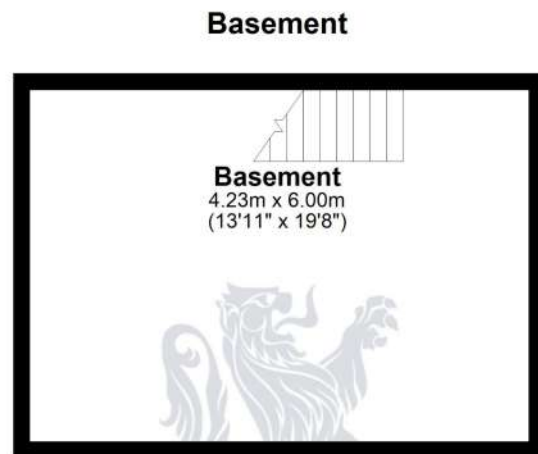
£12,500. Current Rates Payable £6,237.50. Small Business Rate Relief Available.

VIEWINGS

All viewings must be accompanied and these are strictly by appointment through the Sole Agents, Corbens, 01929 422284. Postcode BH19 1AF

Property Ref STA2206





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.



Street View
Station Road, Swanage

