



21A COMMERCIAL ROAD, SWANAGE
£15,000 PER ANNUM, RENTAL

- ❑ 2 storey retail premises situated towards the end of a small terrace in a cul-de-sac approximately 100 metres from the main shopping thoroughfare and seafront.
- ❑ Retail area of approximately 27 sq metres, plus studio/office of 36.4 sq metres.
- ❑ Planning Classification Class E: commercial, business and service uses.

LEASE TERMS

New 5 year lease, inside of the Landlord and Tenant Act 1954.

3 Year Break Clause.

Rent payable monthly in advance. This includes buildings insurance and external maintenance.

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 maintenance and redecoration.

GROUND FLOOR

Retail area 8.04m x 3.41m min (26'5" x 11'2" min) of approximately 27m², large display window, WC, storage cupboard.

FIRST FLOOR

Spacious Studio/Office. 8.2m max x 4.44m (26'11" max x 14'7"), approximately 36.4m². Double doors to outside access (no staircase). WC.

CONSTRUCTION

The original building is thought to date back to the 1980s and is considered to be of brick construction under a flat roof covered with mineral felt or similar material.

SERVICES

All mains services connected.

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

£7,100 Current Rates Payable £3,542.90. Small Business Rate Relief Available.

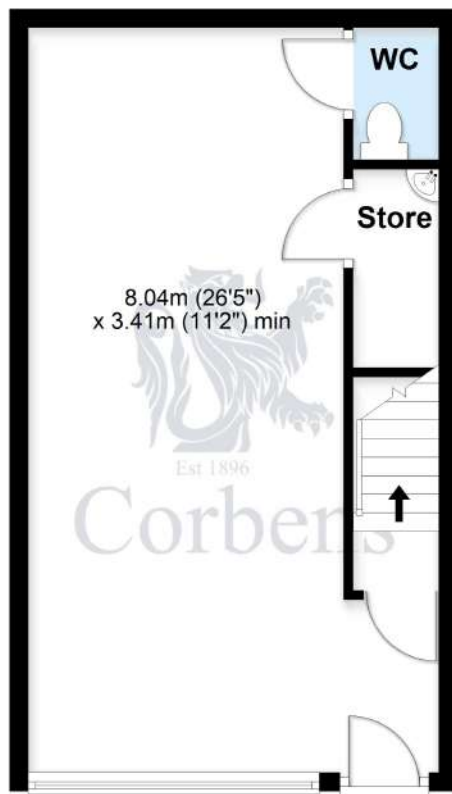
VIEWINGS

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

Property Ref COM2221



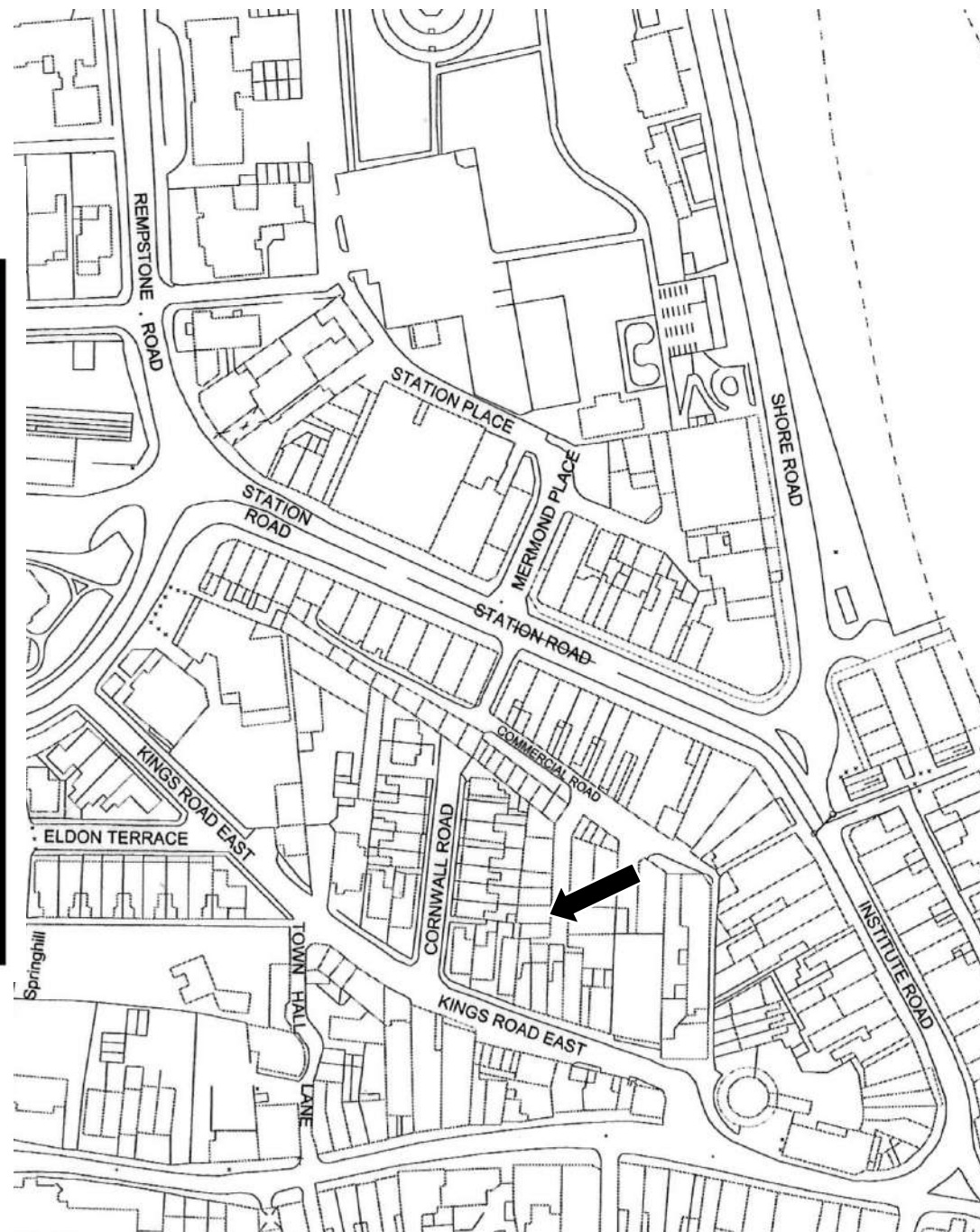
Ground Floor



First Floor



Overall Total Floor Area
Approx. 70 m² (753.5 sq ft)



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

