



3-4 THE SQUARE, SWANAGE  
£30,000 PER ANNUM, RENTAL

- ❑ Excellent double fronted retail premises, located in the heart of Swanage overlooking the town Square to the sea
- ❑ Retail area of approximately 100 sq metres/1,076 sq ft
- ❑ Planning Classification Class E: commercial, business and service uses
- ❑ Dedicated car parking space at the rear
- ❑ Vacant possession from the 25th March 2026, currently occupied by a fashion store

## LEASE TERMS

New 7 Year lease, outside of the Landlord and Tenant Act 1954

5 Year Rent Review

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

The tenant will be responsible for a fair share of the maintenance and insurance of the building

## RETAIL AREA

18.9m overall x 7m narrowing to 4.9m and then 4m (62' overall x 23'2" narrowing to 16'2" and then 13'), double display window, fitted with an extensive range of purpose built shelving, changing room.

## STORE ROOM/OFFICE CLOAKROOM

## OUTSIDE

Dedicated parking space at the rear.

## CONSTRUCTION

The original building is thought to date back to the 1950s and is constructed of natural Purbeck stone to the upper floors, with cement render on the ground floor, under a pitched tiled roof and flat secondary 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.

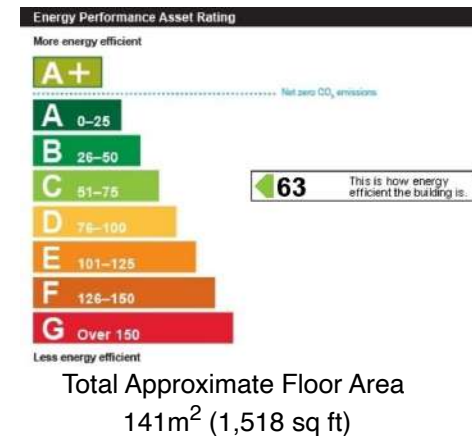
## RATEABLE VALUE

£18,250. Current Rates Payable £8,194. 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 2LJ.

Property Ref SQU2236







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