SWANAGE NEWS, 47 STATION ROAD, SWANAGE
£165,000 FOR THE BUSINESS AND THE BENEFIT OF THE LEASE

This is an exceptional opportunity to acquire a highly profitable well established newsagent/ convenience store, with 3 bedroomed maisonette above in a prime trading location in the centre of Swanage.

The newsagent has an excellent reputation and offers home news paper deliveries, together with an extensive range of groceries including locally baked cakes, wines and general commodities, together with a lottery franchise and seasonal flowers.

❏ Spacious well laid out double fronted retail shop with store room and staff WC. Well presented 3 bedroom maisonette above, with separate gated access from the rear in Kings Road East.

❏ The premises are open daily between 5.30am to 6pm, with seasonal adjustments during the holiday periods.

❏ Currently let on a 15 year full repairing and insuring lease with 13 years remaining at £18,500 pa (no VAT). Rent payable quarterly in advance.

❏ A copy of the lease and audited accounts are available for inspection to genuine applicants. The current turnover is c.£675,000.

❏ Fixtures and fittings included. Stock at valuation.

❏ The subject property comprises a terraced 3 storey building constructed of brick under a flat roof, thought to have been rebuilt in the 1950s.

❏ All mains services connected. Air conditioning unit to the ground floor shop.

Ground Floor Shop Premises - Approx. 57m² (613.5sq ft)

Main Shop Area	9.62m x 4.34m (31'7" x 14'3"), North, glazed entrance door, twin display windows, shelving units, refrigerated display cabinets, counter .
Store Room	3.94m x 2.05m (12'11" x 6'9"), access to rear courtyard.
Staff WC	

Ground Floor
Total Approximate Floor Area
Approx. 57 m² (613.5sq ft)

LOCATION
These premises are situated in an excellent trading position in the commercial centre of Swanage some 150 metres from the sea front. Swanage is an extremely popular coastal resort attracting 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. Road communication links to Swanage are good with the A351 from the town connecting directly with the A35. The A35 is one of the main strategic roads within Dorset.

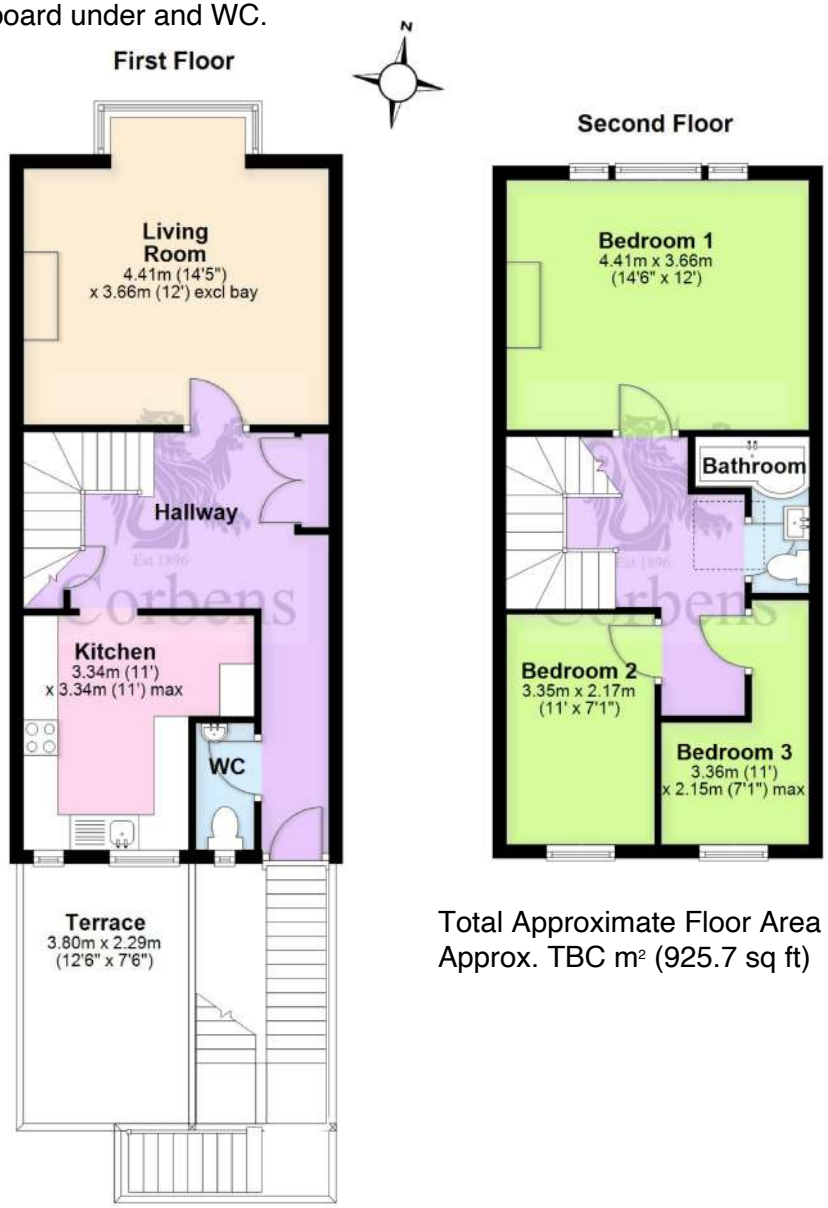
Viewings are by appointment through Sole Agents Corbens, 01929 422284. The postcode for the premises is **BH19 1AD.**

Rateable Value £10,500/Council Tax Band B £2,191.84 for 2026/27

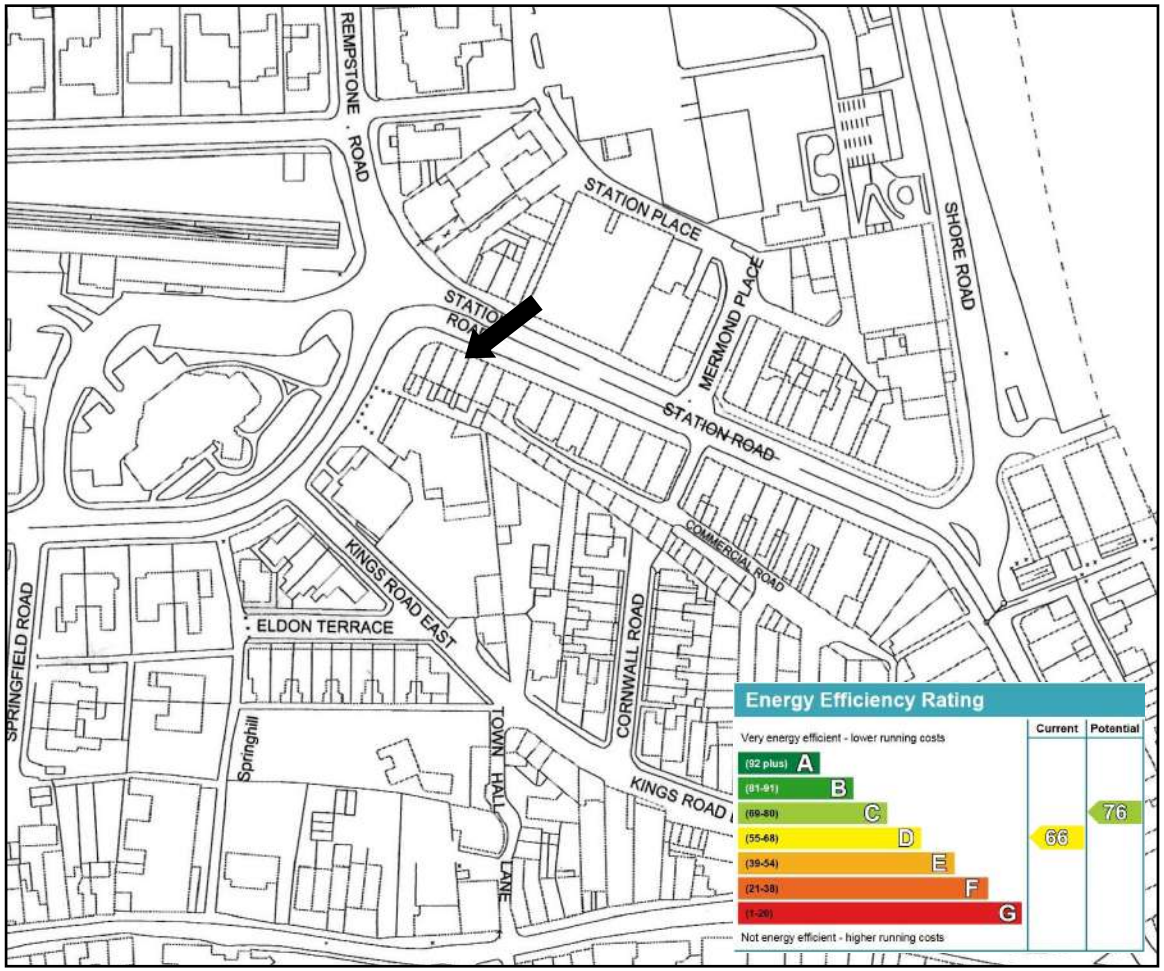
Property Ref: STA2283

Maisonette

The maisonette is well presented and has been refurbished throughout by the current lessee. It has a spacious living room overlooking Station Road and there is a sun terrace at the rear. The kitchen has been refitted with a modern range of white units with integrated appliances. It has 3 bedrooms and the principal bedroom is a generously sized double. There are also two single bedrooms and a family bathroom fitted with a modern suite comprising panelled bath with shower over, wash basin with vanity cupboard under and WC.



Total Approximate Floor Area
Approx. TBC m² (925.7 sq ft)



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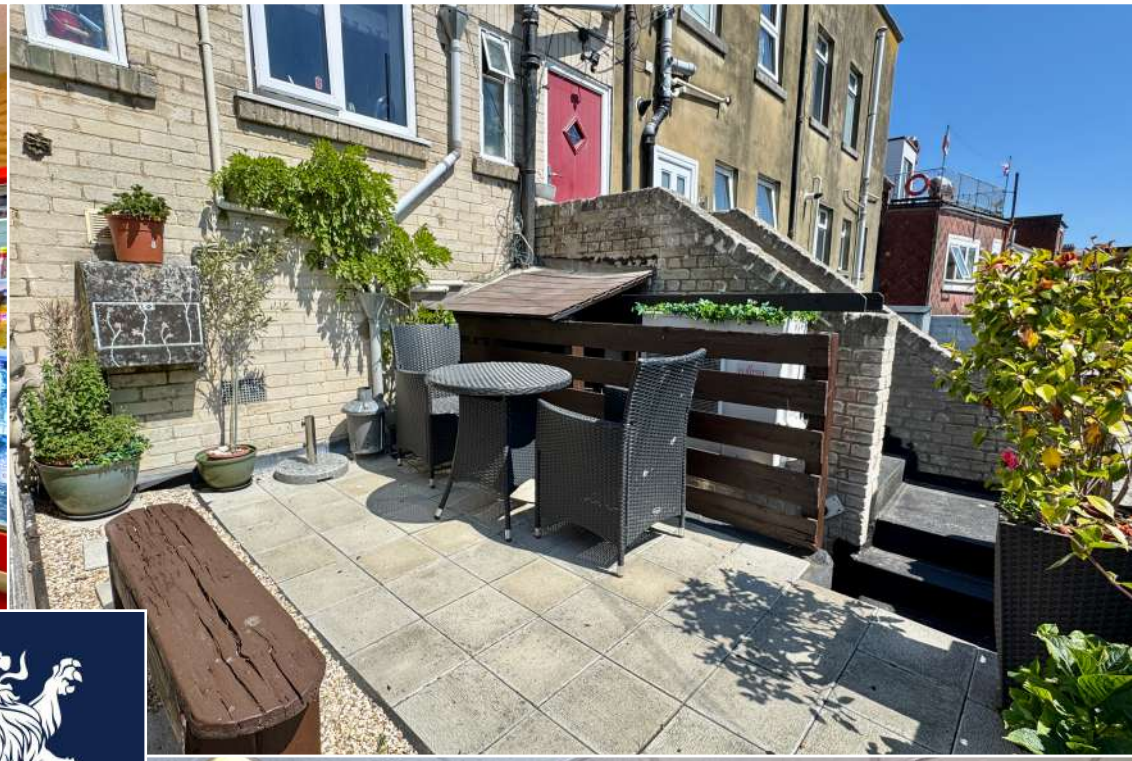

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