



6A HIGH STREET, SWANAGE
GUIDE PRICE £500,000 FREEHOLD

An extremely rare opportunity of acquiring exceptionally spacious commercial premises in the heart of the town centre within 50 metres of the Old Stone Quay and town square and slightly further from the Pier, seafront and beach. There is dual access via the Parade and also the High Street and it has arched windows providing an exceptional aspect with views over the bay.

With an impressive total floor area of 397 sq metres/4,273 sq ft, in our opinion the building has considerable potential for use as a combined retail outlet and cafe/restaurant, subject to the necessary planning consent. The planning class category is Sui Generis and whilst it is currently operating as an amusement arcade, there will be a restrictive covenant preventing this use in the future.

The building is single storey and is located in the Swanage Conservation Area. It is thought to date back to the mid 19th Century and is of brick construction under a flat roof.

Services: Mains water, drainage and electricity.

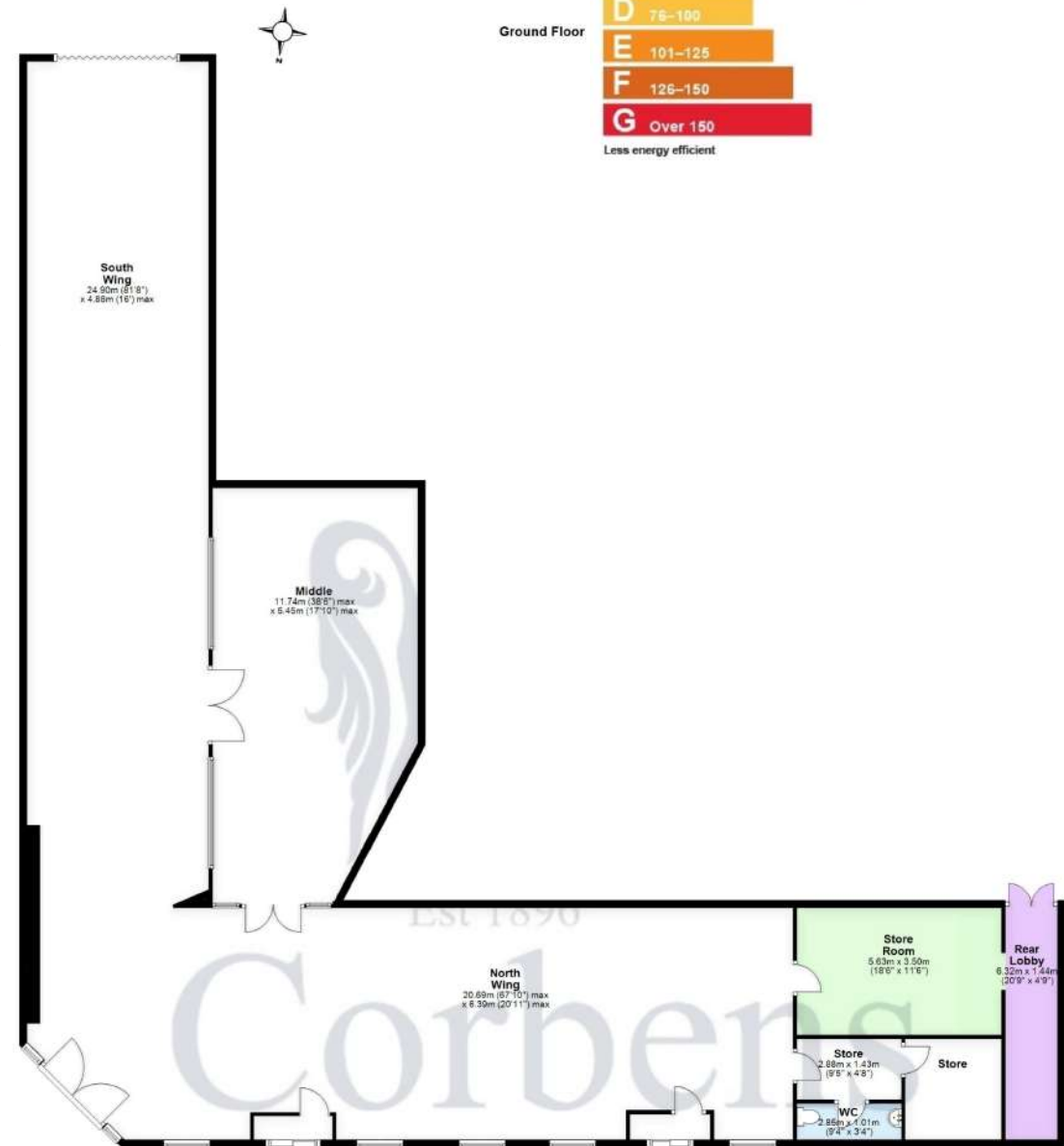
LOCATION

These premises are situated in an excellent trading position in the centre of Swanage within 50 metres of the Old Stone Quay and town square. 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 2NT**.

Rateable Value £32,000

Property Ref: HIG2330





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.

