



15, 15A & 14A THE PARADE, SWANAGE  
£925,000 FOR THE FREEHOLD

Extremely rare opportunity to acquire a substantial freehold property situated in an unrivalled position virtually on the foreshore overlooking Swanage Bay.

This spacious building dates back to the first quarter of the 20<sup>th</sup> Century with accommodation arranged on three floors. The ground floor comprises a commercial unit which has been used as tea rooms for several years. It incorporates two extensive seating areas, one at the front the other at the rear of the building on the promenade. It is currently let yielding a rental of £2,000pcm.

On the first and second floor above part of the tea rooms there is additional accommodation (No 15A) which is accessed from the side of the building. This part of the property would benefit from some modernisation to allow its full potential to be fulfilled. It could offer a living room with panoramic sea views, and 2 bedrooms on the top floor, 1 of which overlooks the sea, subject to planning consent.

There is a generously sized first and second floor maisonette (No 14A) which is approached by an external staircase. This is let for holiday purposes during the summer months and provides an excellent income. It offers a living room with panoramic sea views and 3 bedrooms on the top floor, 2 of which are overlooking the sea.

**15 The Parade**

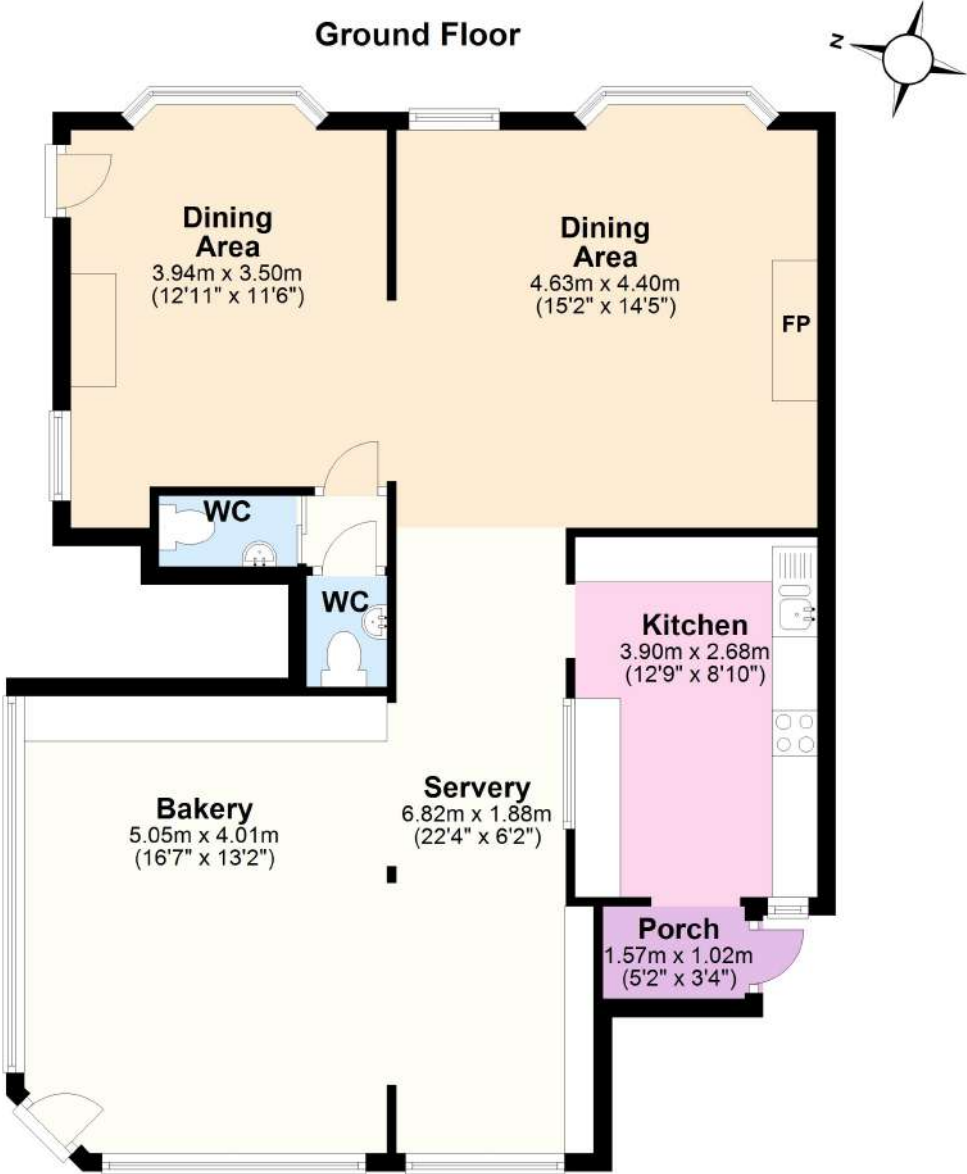
- Bakery** 5.05m x 4.01m (16'7" x 13'2"), 2 large display windows.
- Servery** 6.82m x 1.88m (22'4" x 6'2").
- Kitchen** 3.9m x 2.68m (12'9" x 8'10").
- Dining Area 1** 4.63m x 4.4m (15'2" x 14'5"), fireplace, bay window with views over Swanage Bay.
- Dining Area 2** 3.94m x 3.5m (12'11" x 11'6"), fireplace, bay window with views over Swanage Bay, second entranceway.
- 2 Cloakrooms**
- Outside** Paved terrace to the front and rear providing additional covers.

**SERVICES**

All mains services connected.

**RATEABLE VALUES**

15 The Parade £13,750 Current rates payable £6,173.75



Total Floor Area Approx. TBC

**VIEWING**

By appointment only through Corbens, 01929 422284. The postcode for the premises is **BH19 1DA**.

Property Ref: PAR1784

## 15A The Parade Upper Floors

### First Floor

**Room 1** 4.36m x 3.64m (14'4" x 11'11"), East and North, views over Swanage Bay.

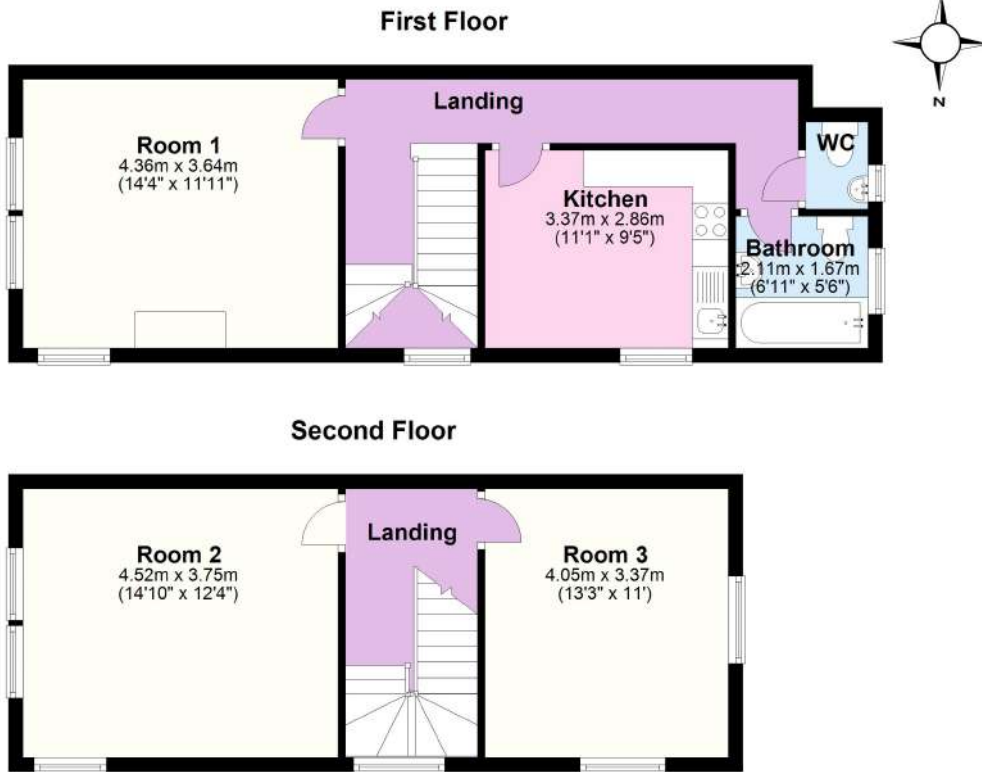
**Kitchen** 3.37m x 2.86m (11'1" x 9'5"), North

**Bathroom** 2.11m x 1.67m (6'11" x 5'6"), West.

### Second Floor

**Room 2** 4.52m x 3.75m (14'10" x 12'4").

**Room 3** 4.05m x 3.37m (13'3" x 11').



## Seascape, 14A The Parade

### First Floor

**Living Room** 4.63m x 4.46m, (15'2" x 14'8"), East, uninterrupted views of the bay

**Kitchen** 3.9m x 2.68m (12'10" x 8'10"), West.

**Bathroom** 2.2m x 1.87m (7'3" x 6'1"), West

### Second Floor

**Landing** West, access to loft space, linen cupboard

**Bedroom 1** 4.52m x 2.77m (14'10" x 9'1"), East, similar views to living room, fitted wardrobe, wash basin

**Bedroom 2** 4.07m x 2.68m (13'4" x 8'10"), West, fitted wardrobe, wash basin

**Bedroom 3** 3.41m x 1.78m (11'2" x 5'10"), East, similar views to living room



