



9/9a THE SQUARE, SWANAGE
£525,000 Freehold

These substantial premises are situated in a prime trading position in the commercial centre of Swanage within 50 metres of the town square and slightly further from the sea front. This is an excellent investment opportunity, offered freehold, with vacant possession on completion of sale for the retail shop and maisonette.

The subject property comprises a terraced 3 storey building constructed around the turn of the 20th Century and provides a ground floor retail unit with 2 storey maisonette above. The maisonette has a rear entrance via service pathway with access between No 22b and 24 Institute Road.

All mains services are connected to the property and are separately metered for the commercial unit and residential maisonette.

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 2LJ**.



View from the Living Room

Ground Floor Shop Premises - Approx. 50m² (538 sq ft)

- Main Shop Area** 10.57m max x 6m max (4.35 ave) (34'8" x 19'8" max (14'10" ave), central door with 2 large display windows.
- Changing Room** 2.03m x 1.02m (6'7" x 3'4").
- Store** 2.83m x 1.52m (9'3" x 4'11").
- Cloakroom** 1.17m x 1.1m (3'10" x 3'7").



Maisonette
First Floor

Living Room

Kitchen 5.4m x 2.08 min (17'9" x 6'10" min, North, door to terrace with steps leading to rear access.

Cloakroom

Second Floor

Bedroom 1 5.82m max x 3.45m min (19'1" x 11'4", South, en-suite shower room.

Bedroom 2 4.38m min x 1.67m min (14'5 min x 5'6" min), North.

Bathroom 2.1m x 1.48m, North.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



Total Floor Area Approx. 100 m² (1,076 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.

