



41 HIGH STREET, SWANAGE  
Offers in Excess of £450,000 Freehold



This is a rare opportunity to acquire substantial freehold office/retail premises in the commercial centre of the town. Formerly a Bank, the premises comprise three storey accommodation currently arranged as offices and ancillary rooms

### CONSTRUCTION

The building is part of a terrace and is constructed of stone with brick detailing and cement render at the rear, under a pitched roof covered with tiles.

### LOCATION

These premises are situated in an excellent trading position in the commercial centre of Swanage opposite the town library and some 200 metres from the town square and seafront. 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 World Heritage Coastline.

### TRANSPORT COMMUNICATIONS

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.

### PLANNING

It is considered that the upper floors may be suitable for conversion into residential apartments, subject to planning consent.

### SERVICES

Mains water, drainage and electricity.

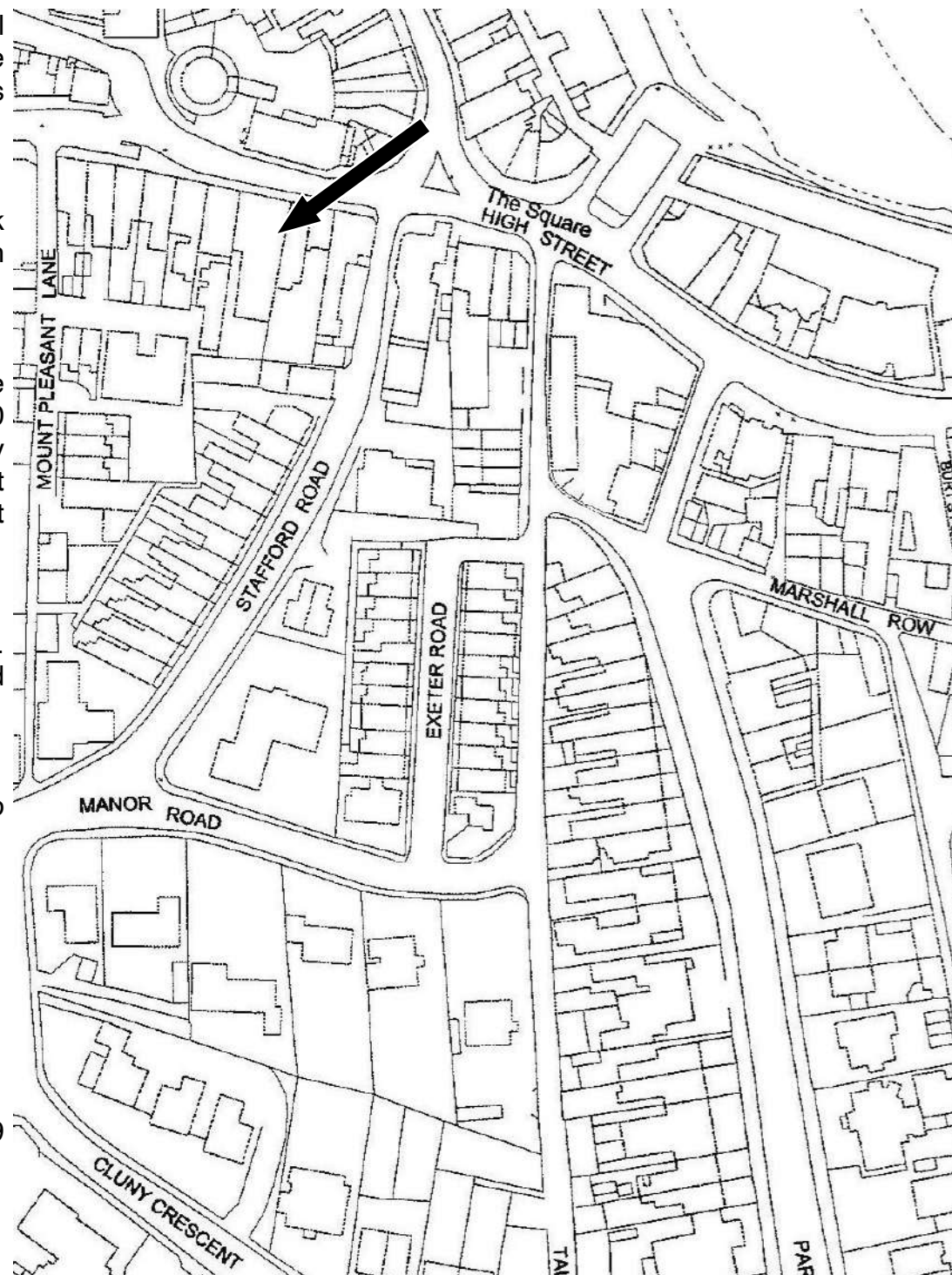
### RATEABLE VALUE

To be Assessed.

### VIEWINGS

Viewings strictly by appointment with the Sole Agents, Corbens 01929 422284. Please note the postcode for this property is **BH19 2LU**.

Property Ref HIGH1949





Total Approximate Floor Area 557m<sup>2</sup> (5,996 sq ft)



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