



THE OLD FORGE, 273a HIGH STREET, SWANAGE
£385,000 Freehold

Historic inter-terraced premises comprising a retail shop on the ground floor and a two bedroom residential flat above. The building, which is Grade II Listed and is thought to date back to the 18th Century, is situated on one of the main approach roads to Swanage approximately two thirds of a mile from the town centre and beach.

On the western side of the property is a large building of approximately 70m² currently used as a warehouse, together with ancillary area of an additional 46m² and a rear yard. It is our opinion that this building would be suitable for redevelopment purposes.

Suitable for redevelopment, subject to consent. Overall site 0.11 of an acre, 448.3m² (4,825 sq ft).

ACCOMMODATION

MAIN RETAIL AREA 6m x 5.17m, 31m² (19'8" x 16'11", 334 sq ft), North, woodburning stove, under stair storage area.

SECONDARY RETAIL AREA 5.7m x 2.4m (18'8" x 7'10").

KITCHENETTE/WC 4.2m x 1.4m (13'9" x 4'7").

WORKSHOP/STORE 5.86m x 2.76m (19'2" x 9').

FIRST FLOOR

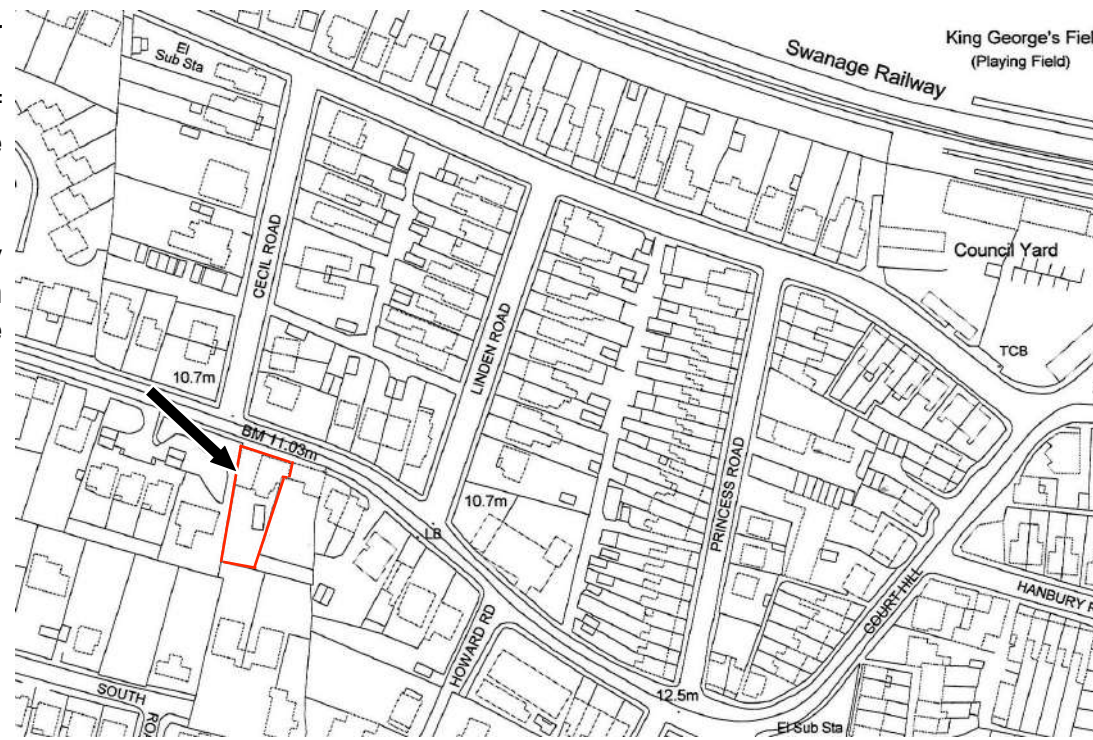
LIVING ROOM 5.3m x 3.6m (17'4" x 11'9"), North & West, Purbeck stone fireplace.

KITCHEN 3.32m x 3m (10'10" x 9'10"), South, door to covered area.

BEDROOM 4.21m x 3.6m narrowing to 2.37m (13'9" x 11'9" narrowing to 7'9"), North.

BEDROOM 4.2m x 2.96m (13'9" x 9'8"), West.

BATHROOM 1.97m x 1.95m (6'5" x 6'4"), South.



COVERED AREA also used for retail, 3.65m x 3.38m (11'11" x 11'1"), plus small recess (plus small recess).

STORE 1 7.65m x 3.46m (25'1" x 11'4").

STORE 2 5.65m x 2.5m (18'6" x 8'2").

ADJ. WAREHOUSE currently used for storage and predominantly of stone construction, main area of approximately 70m² (753 sq ft) plus an additional area of approximately 46m² (495 sq ft).

TENURE Freehold.

SERVICES Mains water, drainage and electricity.

RATEABLE VALUE £7,600.

COUNCIL TAX Band D - £2,558.82 for 2024/2025.

VIEWING By appointment only please through the Sole Agents, Corbens, 01929 422284. The post code for this property is **BH19 2NH**.

Property Ref: **HIG1654a**

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.



