



42 STATION ROAD, SWANAGE  
£8,500 Per Annum

## LOCATION

This recently refurbished retail outlet is situated in a prime trading position in the centre of Swanage, close to the Old Steam Railway and approximately 200 metres from the seafront. The shop is one of a small arcade in a purpose built block and offers approximately 30 square metres of floor space.

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 Jurassic World Heritage Coastline.

## LEASE DETAILS

- ❑ 5 year lease from 1 September 2023 with 3 years remaining.
- ❑ Rental - £8,500pa, payable quarterly in advance;  
6 months deposit which will be returned at the end of the tenancy, subject to the property being left in a satisfactory condition;  
Tenant to pay a fair proportion towards the upkeep of the building and the buildings insurance.
- ❑ Retail Area of approximately 20m<sup>2</sup> plus Kitchenette of 5.5m<sup>2</sup>, and WC.

## PLANNING CLASSES USE ORDER

E (with lease restrictions). Landlord will not permit a restaurant, cafe or takeaway.

## SERVICES

Mains water, electricity and drainage.

## CONSTRUCTION

4 storey building originally constructed in 1948 with the top floor being added in 2017. Traditional brick construction under a flat roof.

## BUSINESS RATES

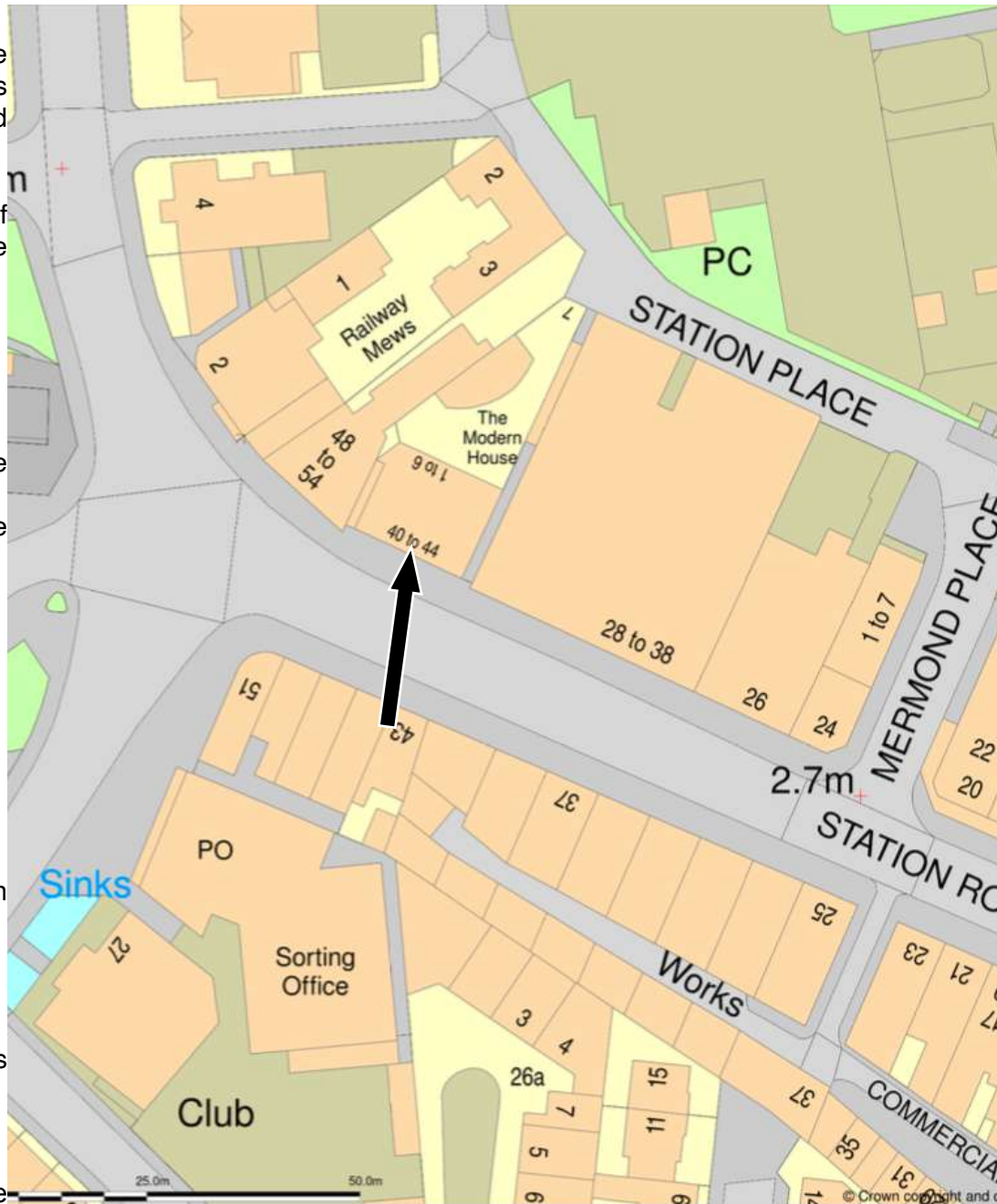
Rateable Value £5,500

Rates Payable £2,744.50 for 2025/2026, however with the current Small Business Relief the Rates Payable is nil.

## VIEWING

By appointment only please through the Agents, Corbens, 01929 422284. Please note the post code for this property is **BH19 1AF**.

Property Ref: STA2136



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.