



86A HIGH STREET, SWANAGE
RENTAL £10,500 PA

- ❑ Double fronted premises within easy reach of the commercial centre of Swanage
- ❑ Retail area of approximate 37 sq metres
- ❑ Planning Classification Class E: commercial, business and service uses. Landlord will not permit a restaurant, cafe or takeaway.
- ❑ New 5 or 10 year lease, outside of the 1954 Rent Act Part II.
3 Year Break Clause.
Rent payable monthly in advance.
2 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 proportion of buildings insurance, last premium contribution paid 2024 £240pa.

ACCOMMODATION

RETAIL AREA 8m x 5.8m (26'3" x 19'), South, central door, with two display windows.

STAFF ROOM/KITCHENETTE 4.3m x 2.1m (14'1" x 6'10").
WC.

SERVICES Mains water, drainage and electricity. Fully air conditioned, with heating.

CONSTRUCTION

LOCATION

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.

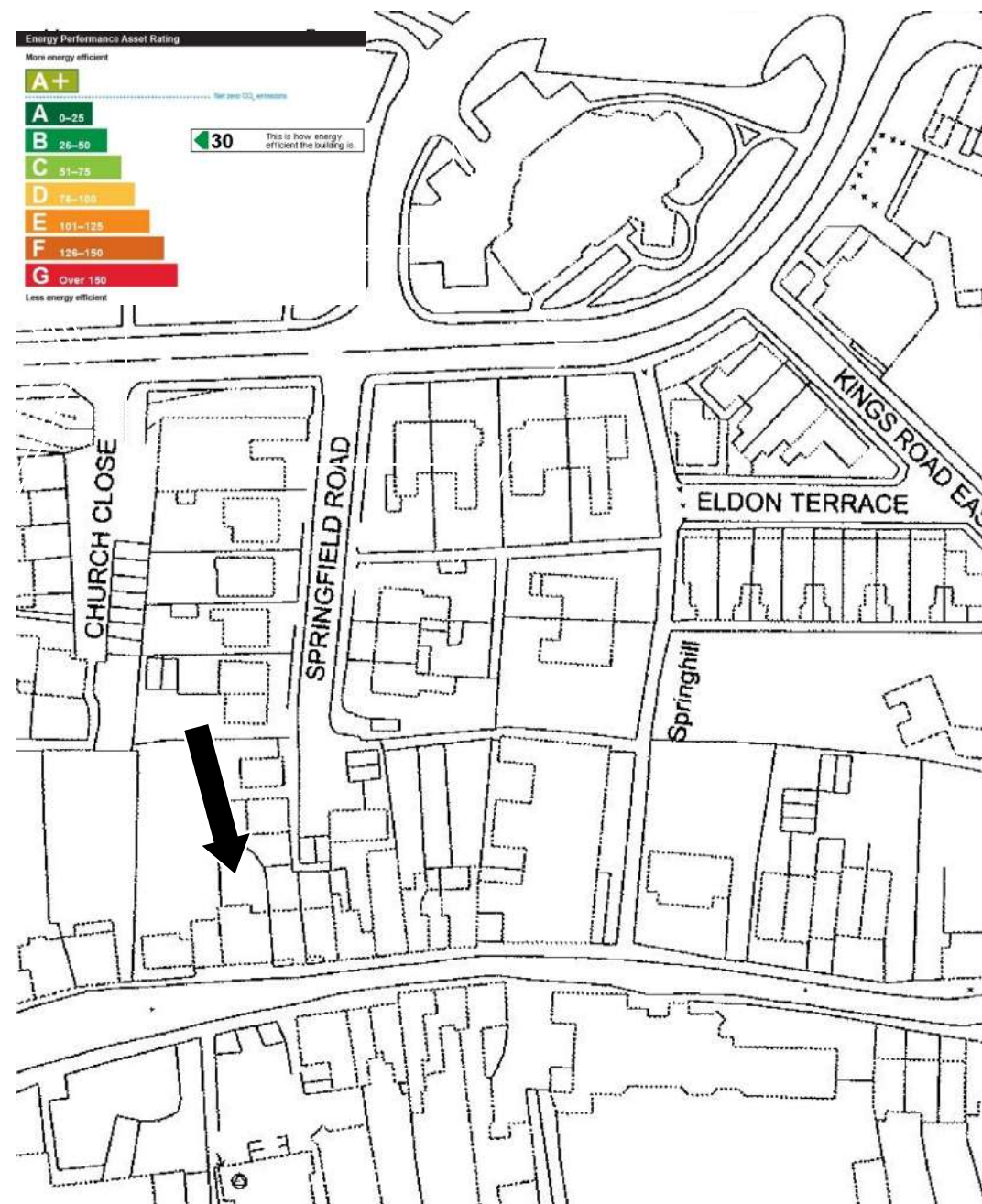
RATEABLE VALUE

Rateable Value £7,000 2023/24. Rates Payable £3,493, however, with the current Small Business Rates Relief the Rates payable is nil, although this must be confirmed by your conveyancer prior to exchange of contracts.

VIEWING

By appointment only please through the Sole Agents, Corbens, 01929 422284. Please note the postcode for this property is BH19 2NY.

Ref HIG2151



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.