



UNIT 14 ANVIL CENTRE, PROSPECT BUSINESS PARK, SWANAGE
£199,950 Leasehold plus VAT/Rental £12,500 plus VAT Per Annum

TO RENT OR PURCHASE

Modern light industrial premises which comprises a ground floor workshop. The building was constructed to a high standard in 2016 and is of part stone, the remainder clad with light grey composite sheeting under a mono-pitched roof. The property has been built to the latest specifications, in accordance with BREEAM (Building Research Establish Environmental Assessment Method). The unit is accessed by an electronically operated roller door in addition to the front door and benefits from parking to the front for two vehicles and loading bay. If a larger floor area is required, the landlord would be willing to install a mezzanine floor, depending on the level of rent agreed (a full mezzanine would double the floor space and would require a higher rent).

ACCOMMODATION

Workshop Gross Internal Area approx 62.4m² (671.67sq ft).

WC with storage over.

OUTSIDE

Two PARKING SPACES to the front of the unit, plus loading bay.

PURCHASE TERMS

Price £199,950 plus VAT. 999 year lease from September 2015.

LEASEHOLD TERMS

Commencing Rental of £12,500 plus VAT per annum, payable 3 months in advance.

New 10 year FRI lease, with tenant break clause to be mutually agreed.

Rent Review in the 5th Year.

Deposit £500 to be refunded at the end of the tenancy, subject to the property being left in a satisfactory condition.

SERVICES

Mains water, drainage, electricity.

BUSINESS RATES

Rateable Value £6,000. Rates Payable 2025/2026 £2,994.00, however with the current Small Business 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 Agents, Corbens, 01929 422284. Please note the postcode for this property is **BH19 1EJ**.

Property Ref: PRO2091



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.