



52-54 STATION ROAD

SWANAGE, BH19 1DQ

£750,000
FREEHOLD

Substantial freehold mixed-use investment opportunity with excellent income potential.

Comprises a prominent ground-floor retail shop (currently let/vacant on request) together with a spacious three-bedroom residential flat and three self-contained studio apartments – all with separate access.

Ideal for investors seeking a strong, diversified rental return or owner-occupiers wishing to live on-site while letting the remaining units.

Full rental schedule and tenancy details available upon serious enquiry.

For sale by online auction on 18th December 2025 – pre-auction offers invited.

Early viewing highly recommended. Freehold.

(Approx. total current rental income available on request)



HIVE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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