



HIVE

MELODY
52-54 STATION ROAD
SWANAGE
BH19 1DQ



Agent's introduction

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)





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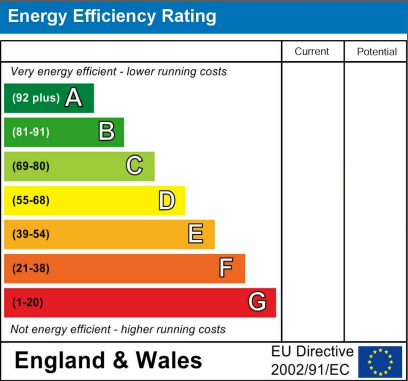
Property highlights

- AUCTION: Freehold mixed-use property
- Buyers Fee Applies
- Auction Pack Available On Request
- Auction Date - 18th December
- One bedroom flat
- Convenient location close to local amenities and transport links
- Spacious three-bedroom residential flat
- Three self-contained studio flats
- Internal viewing highly recommended
- Ground floor commercial unit (currently trading)



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Floor plan and EPC





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