



25 EAST STREET, CORFE CASTLE
ORIO £500,000 FREEHOLD (Subject to existing tenancy)

This is a rare opportunity to acquire a substantial Grade II Listed shop with excellent living accommodation located in the centre of the historic village of Corfe Castle, overlooking the square and close to the Castle ruins.

The premises comprise a substantial end-terrace, 2 storey building thought to date back to the 18th Century, with alterations and extensions having been constructed during the ensuing years.

The property is let on a full repairing and insuring lease. The original lease is dated September 2014 and has subsequently been renewed expiring on the 23rd June 2038. The current rental is £26,000 per annum with 5 yearly rent reviews, plus an additional rental of £2,000 per annum for the garage/store. The tenant is fully protected by the Landlord and Tenant Act 1954 and has security of tenure.

The accommodation comprises shop premises on the ground floor with a retail area of 88.8 sq metres (955.8 sq ft), plus storage of 53.6 metres (577 sq ft), and 3 bedroom living accommodation on the first floor. Outside, there is a small garden to the rear, one garage/store and stock room.

A copy of the lease is available for inspection by genuine applicants after

LOCATION

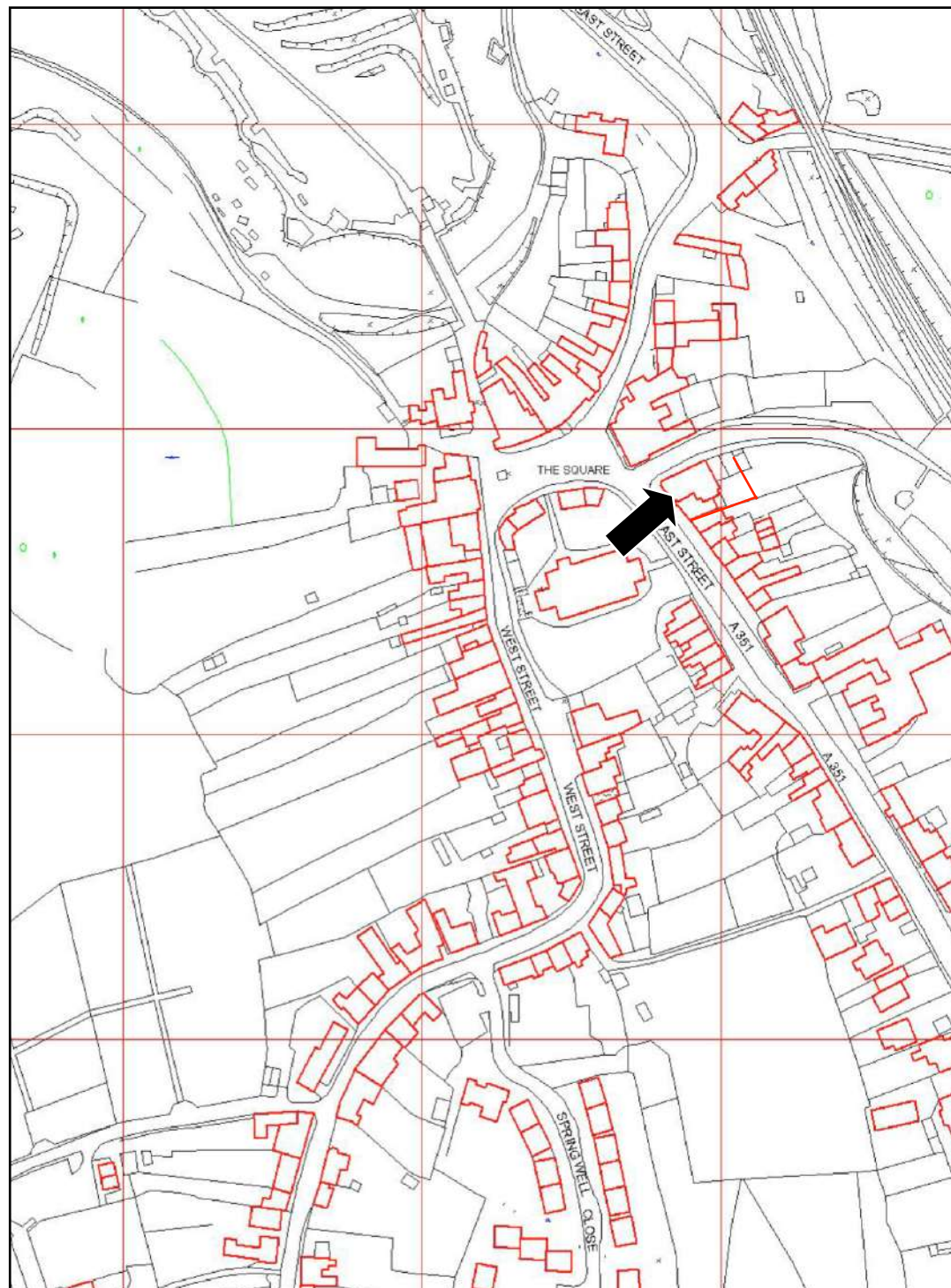
The quintessential village of Corfe Castle lies at the centre of the Isle of Purbeck and sits to the West of the seaside resort of Swanage (5 miles distant) with its fine, safe, sandy beach and the market town of Wareham a similar distance, which has main line rail links to London Waterloo (approx 2.5 hours). Much of the area surrounding the village is classified as being of Outstanding Natural Beauty incorporating the Jurassic Coast, part of the World Heritage Coastline.

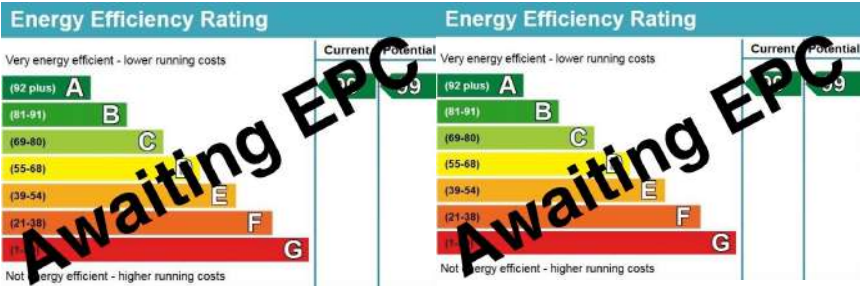
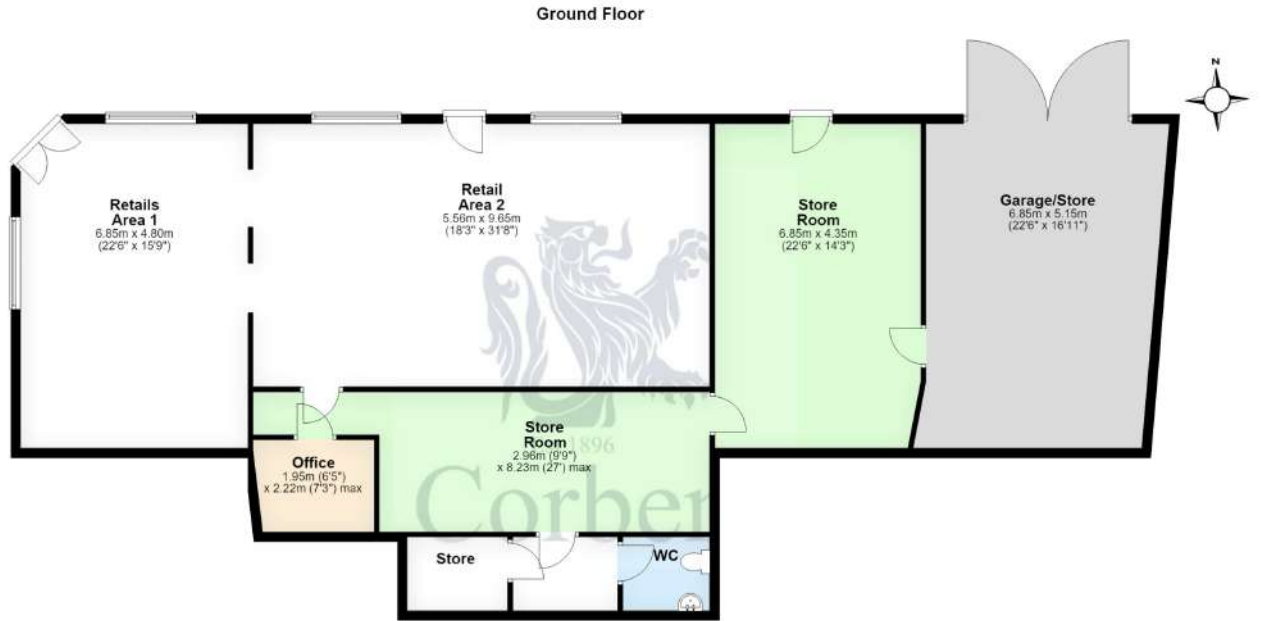
Viewings are by appointment through Sole Agents Corbens, 01929 422284. The postcode for the premises is **BH20 5EE**.

Rateable Value £17,250

Council Tax Band C - £2,504.96 for 2026/27

Property Ref: COR2334





Commercial EPC

Residential EPC

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.

