



31-35 COMMERCIAL ROAD, SWANAGE
£275,000 Freehold

31-35 COMMERCIAL ROAD, SWANAGE, BH19 1DF

- ❑ Investment Opportunity
- ❑ Arcade of 4 Lock-Up Shop Premises with storage over
- ❑ Currently let on 2 separate business Tenancy Agreements, each on a new one year lease from 28 September 2026, yielding a total income of £17,700pa.
- ❑ The Tenancies are outside of the Landlord and Tenant Act 1954
- ❑ Copies of the leases are available for inspection by genuine applicants upon request

The buildings are of brick construction and each has the benefit of a forecourt. It is our opinion that the first floor of the buildings, currently used for storage, may be suitable for conversion into a substantial apartment, subject to planning consent.

LOCATION

These properties are situated in the centre of Swanage to the rear of the main shopping thoroughfare and are within 500 metres of the sea front.

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.

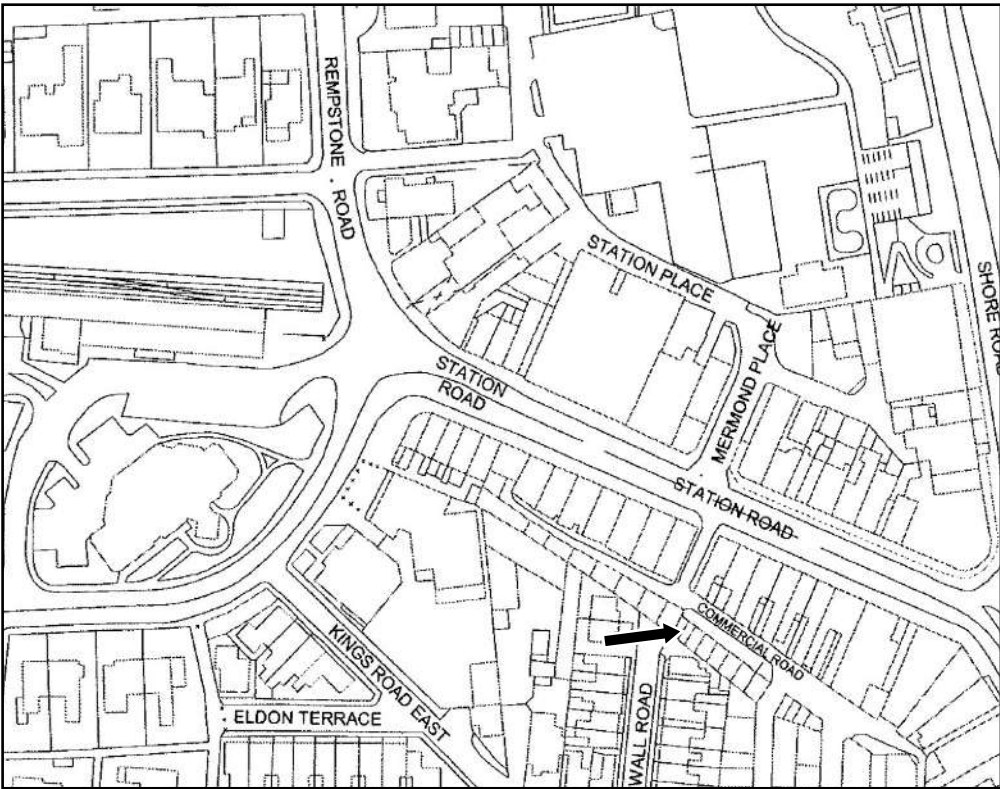
GROUND FLOOR ACCOMMODATION

No 31	18m ² (193.75 sq ft)
No 33	14m ² (150.7 sq ft)
No 35	15m ² (161.5 sq ft)
No 35a	13m ² (140 sq ft)

SERVICES

Mains water, drainage and electricity.

Ref No. COM1677



RATEABLE VALUES

We have been advised by Dorset Council that the properties have the following Rateable Values 2026/2027, however, with the current Small Business Rates Relief the Rates payable is nil.

No 31	RV £3,300
No 33	RV £3,000
No 35	RV £3,700
No 35a	RV £3,050

VIEWING

By appointment only please through the Agents, Corbens, 01929 422284. Inspection of the shops is extremely limited due to the fact that they are currently held on lease.

31 Commercial Road



33 Commercial Road



31a & 35 Commercial Road



35a Commercial Road



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.