



6 INSTITUTE ROAD, SWANAGE
£695,000 Freehold

Prime Freehold Investment Opportunity

Situated in the heart of Swanage town centre, 6 Institute Road occupies a prominent position on one of the town's busiest pedestrian routes. The property is ideally placed, approximately 50 metres from the seafront and main beach to benefit from both local trade and the strong seasonal footfall generated by Swanage's thriving tourism economy.

The original property is thought to date back to the early 20th Century and has an attractive mock Tudor façade with brick to the rear under a slate roof.

Location

Swanage is an extremely popular coastal resort attracting 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. Road communication links to Swanage are good with the A351 from the town connecting directly with the A35. The A35 is one of the main strategic roads within Dorset.

Accommodation

Ground Floor - Commercial

Retail area of approximately 110.5m² together with office, internal store, staff WCs and external store. Rateable Value £19,500.
10 year FRI lease from 24 December 2025.
Rental - £23,550 per annum.

First Floor - Residential (6a) - VACANT POSSESSION

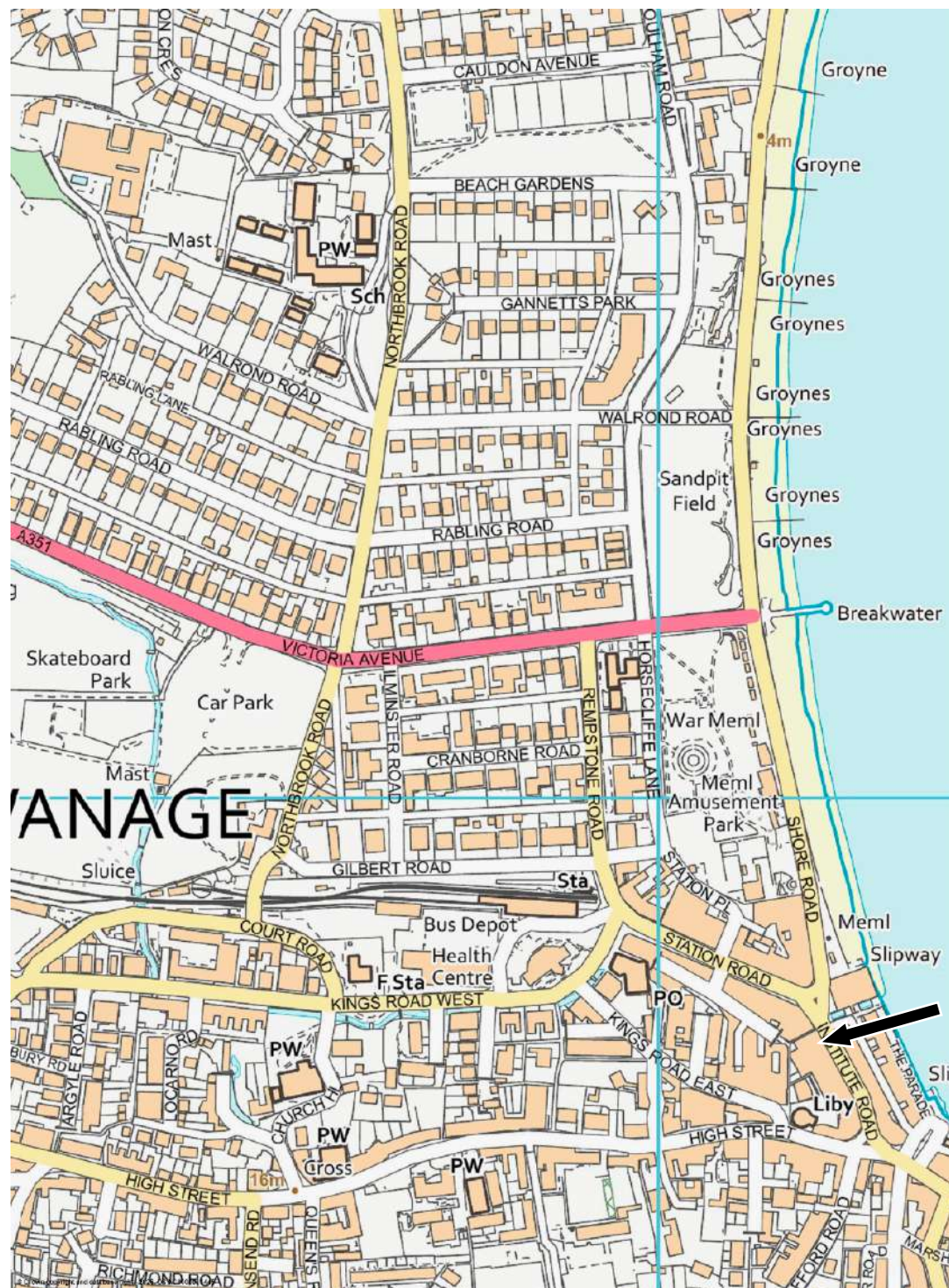
Spacious 3 bedroom apartment with views of the sea. Approximately 128m². Council Tax Band B - £2,191.84 for 2026/2027.

Second Floor - Residential (6b) - VACANT POSSESSION

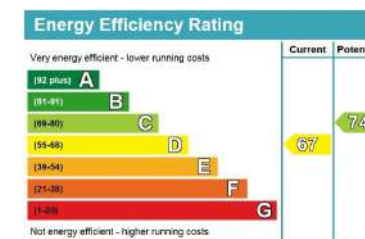
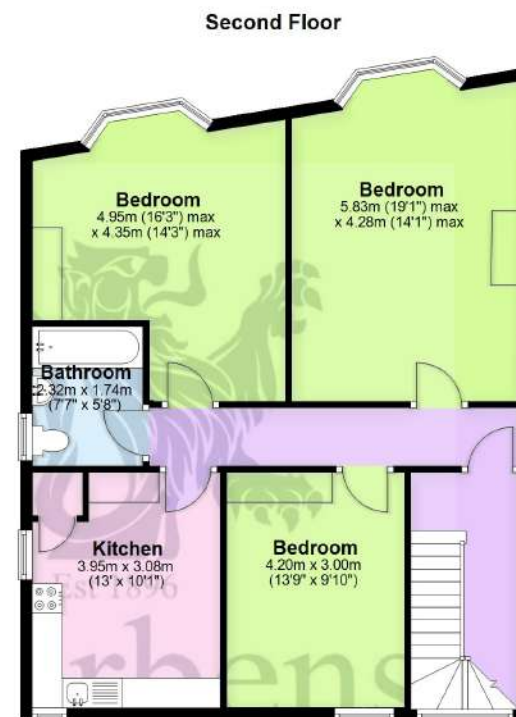
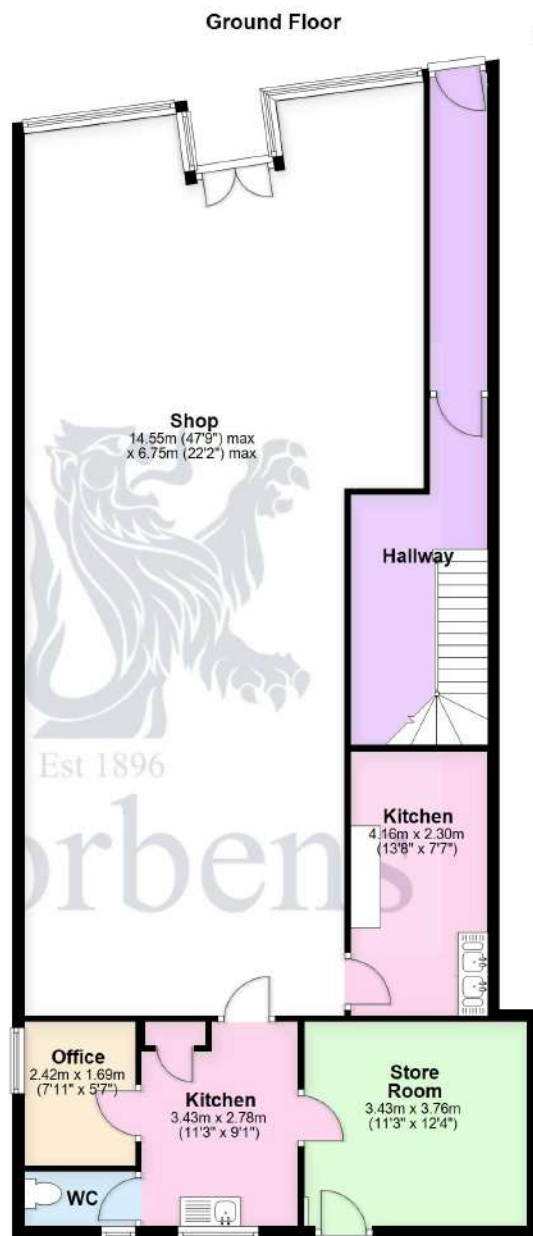
2 bedroom apartment with views of the sea. Approximately 91m². Council Tax Band B - £2,191.84 for 2026/2027.

Viewings are by appointment through Sole Agents Corbens, 01929 422284. The postcode for the premises is **BH19 1BX**.

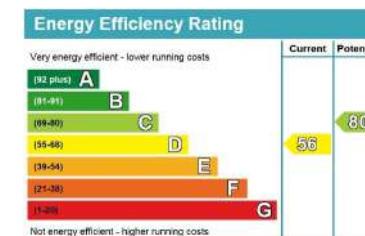
Property Ref: INS2318



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.



First Floor - 6a



Second Floor - 6b

Commercial

