



**3-4 THE SQUARE, SWANAGE
£28,000 PER ANNUM, RENTAL**

- ❑ Excellent double fronted retail premises, located in the heart of Swanage overlooking the town Square to the sea
- ❑ Retail area of approximately 100 sq metres/1,076 sq ft
- ❑ Planning Classification Class E: commercial, business and service uses
- ❑ Dedicated car parking space at the rear
- ❑ Vacant possession from the 25th March 2026, currently occupied by a fashion store

LEASE TERMS

New 7 Year lease, outside of the Landlord and Tenant Act 1954

5 Year Rent Review

Rent payable quarterly in advance

3 months deposit which will be returned at the end of the tenancy, subject to the property being left in a satisfactory condition

The tenant will be responsible for a fair share of the maintenance and insurance of the building

RETAIL AREA

18.9m overall x 7m narrowing to 4.9m and then 4m (62' overall x 23'2" narrowing to 16'2" and then 13'), double display window, fitted with an extensive range of purpose built shelving, changing room.

STORE ROOM/OFFICE

CLOAKROOM

OUTSIDE

Dedicated parking space at the rear.

CONSTRUCTION

The original building is thought to date back to the 1950s and is constructed of natural Purbeck stone to the upper floors, with cement render on the ground floor, under a pitched tiled roof and flat secondary roof.

SERVICES

Mains water, drainage and electricity.

LOCATION

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. Mainline rail link at Wareham, to London Waterloo approximately 2.5 hours. The A31 can be joined at Bere Regis providing a route to the M27/M3 and London/Home Counties beyond.

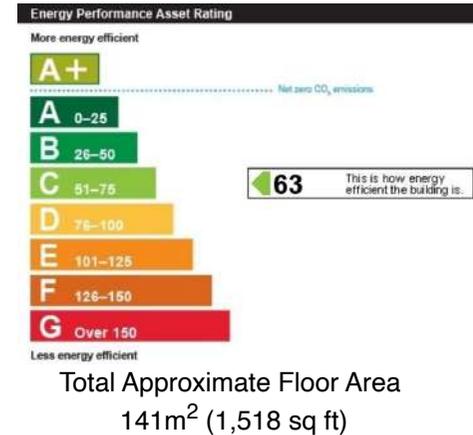
RATEABLE VALUE

£18,250. Current Rates Payable £8,194. Small Business Rate Relief Available.

VIEWINGS

All viewings must be accompanied and these are strictly by appointment through the Sole Agents, Corbens, 01929 422284. Postcode BH19 2LJ.

Property Ref SQU2236





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.

