



6 HIGH STREET, SWANAGE
£400,000 Freehold

A rare opportunity to acquire an empty freehold shop premises with self-contained living accommodation over. These outstanding premises are situated in a good trading position in the commercial centre of Swanage within 50 metres of the Old Stone Quay and town square and slightly further from the Pier, seafront and beach.

The property has been granted planning permission to convert the ground floor into residential use. The planning application can be found at - **P/FUL/2024/00475 6 High Street, Swanage.**

Swanage lies at the Eastern tip of the Isle of Purbeck delightfully situated between the Purbeck Hills. It has a fine, safe, sandy beach, and is an attractive mixture of old stone cottages and more modern properties, all of which blend in well with the peaceful surroundings. To the South is Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

Viewings are strictly by appointment only through **Corbens, 01929 422284.** Postcode **BH19 2NT.**



Ground Floor - Approx. 88m² (sq ft)

Shop Floor	10.29m x 5.75m (33'9" x 18'10"), large display window.
Store Room	3.83m x 1.83m (12'7" x 6').
Kitchen	1.61m x 1.13m (5'3" x 3'9").
WC leading off	1.61m x 0.98m (5'3" x 3'3"), door to rear.

Self-Contained Living Accommodation

Ground Floor	personal entrance, staircase to:
First Floor	
Living Room	6.29m max x 6.05m max (20'8" max x 19'10" max), South & West.
Kitchen	2.79m x 2.42m (9'2" x 7'11") West.
Bedroom 1	3.66m x 3.08m (12' x 10'1"), North, recessed wardrobe.
Bedroom 2	4.15m x 2.35m (13'7" x 7'8"), North.
Bathroom	2.5m x 1.76m (8'3" x 5'9").

Council Tax	Band B
Full Rates Payable	£2,070.85

Property Ref **HIG1619**

All mains services connected





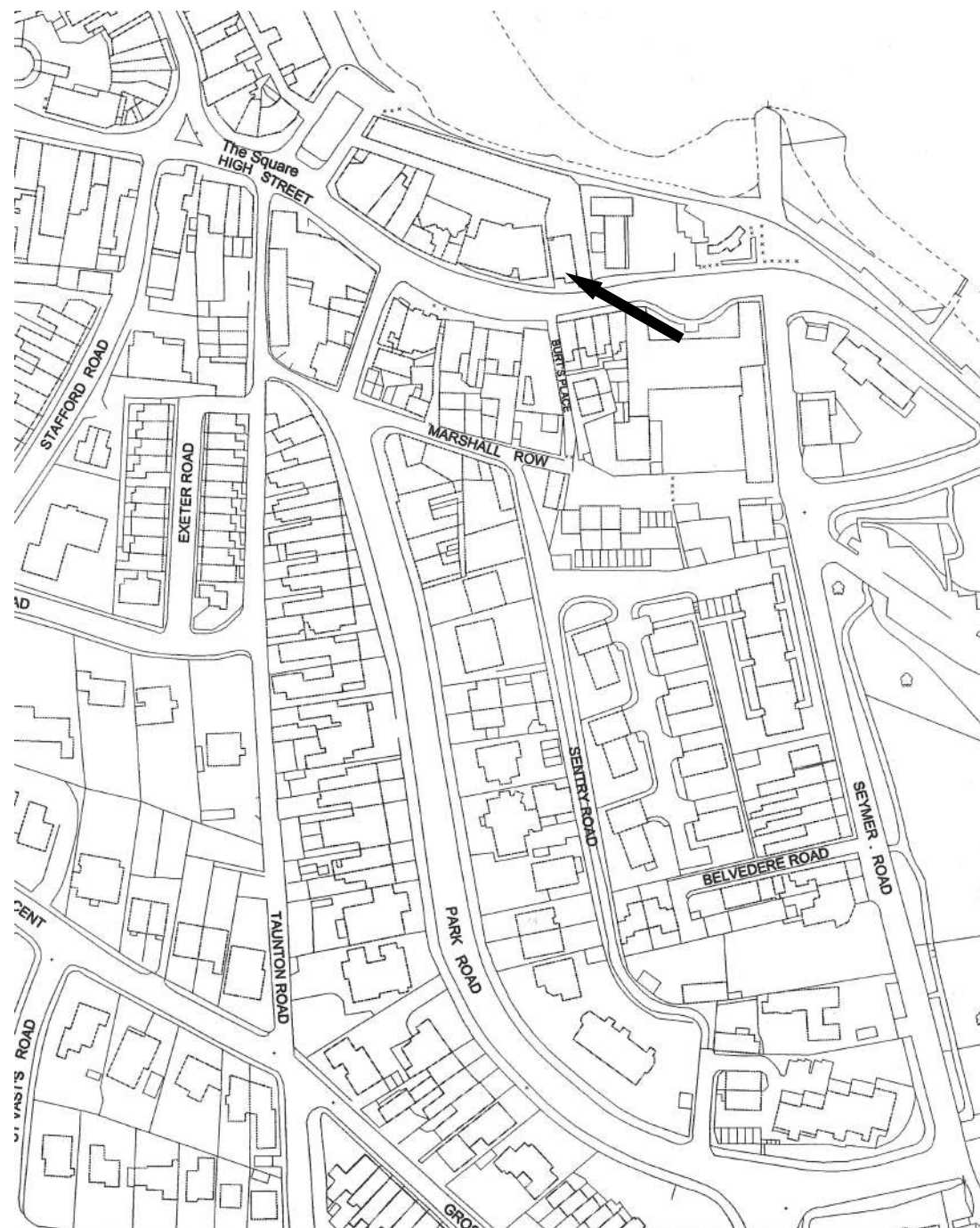
Total Floor Area Flat Approx. 72m² (775 sq ft)



Commercial



Residential



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.

