


# THE CAULDRON BISTRO, 5 HIGH STREET, SWANAGE

£425,000 Freehold

These substantial freehold premises would make a fantastic bar with spacious and versatile accommodation on the upper floors offering an ideal opportunity to be used for AirBNB or B&B purposes. It is situated in a good trading position close to the Old Stone Quay, in one of the oldest parts of the town.

Thought to have been built during the early part of the 20th Century, the property is of traditional cavity brick construction with attractive front elevations of natural Purbeck stone under a slate roof.

The business has recently closed due to the retirement of the current owners, having been successfully run as a licensed bistro for over 30years and generating a good income.

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.

**VIEWING** By appointment only through the Sole Agents, Corbens, 01929 422284. The postcode for this property is **BH19 2LN**.






The ground floor 'bistro area' has ample space for 38 covers and has a character corner bar and beamed ceiling. The kitchen is extremely well equipped with stainless steel worktops with storage under, inset sink, an extensive range of commercial kitchen appliances and has a separate wash-up area leading off.

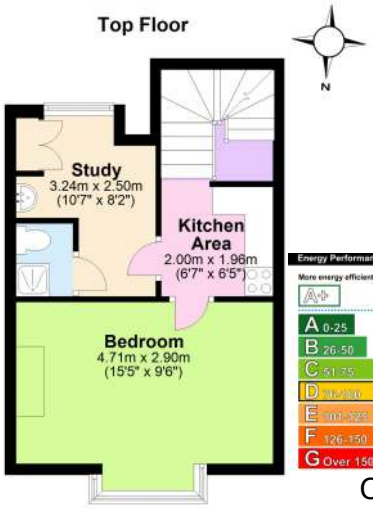
The upper floors currently comprise spacious owners accommodation, the large living room has a balcony leading off giving some views across the bay to the Pier. Double doors also lead to the garden room, which would make an ideal study, a further set of double doors open on to a South facing timber deck terrace. There are also two cloakrooms on this level.

On the second floor there are two double bedrooms, the master being at the front of the property, with bedroom two at the rear. A family bathroom is fitted with a white suite. The top floor is configured as a self-contained flat with double bedroom with bay window to the front, a study area with cloakroom leading off, and owners kitchen area.

Previously, the first floor living room had a license to be used as additional restaurant accommodation.

Property Ref: HIG1241
Council Tax Band C - £2504.96 for 2026/2027 Rateable Value £8,200







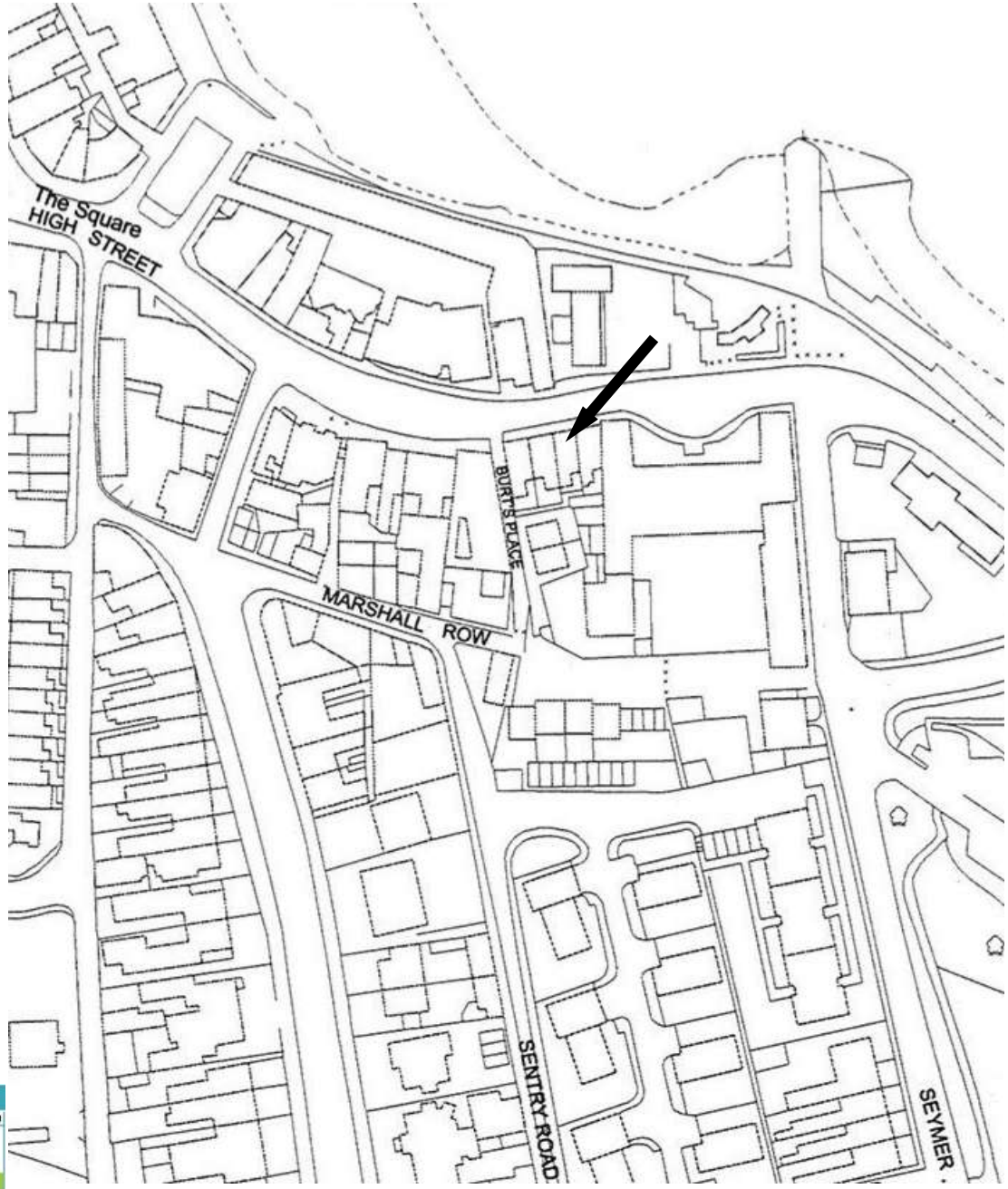
Approximate Total Floor Area
Commercial - 77m² (829sq ft)
Residential - 110m² (1,184sq ft)




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.





Est 1896
Corbens



