



**SWANAGE ANGLING CENTRE, 6 HIGH STREET, SWANAGE
OIEO £525,000 plus Stock at Valuation**

A rare opportunity to acquire 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 vendors will consider selling the business element, a well established and successful angling and sea fishing equipment and accessories business with stock at valuation, if required. The business has been established for over 40 years and is only now available due to the retirement of the proprietors. Swanage Angling Centre also offers popular Boat Fishing trips on the San Gina. The premises are also well suited as a restaurant/wine bar, subject to consent,

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.

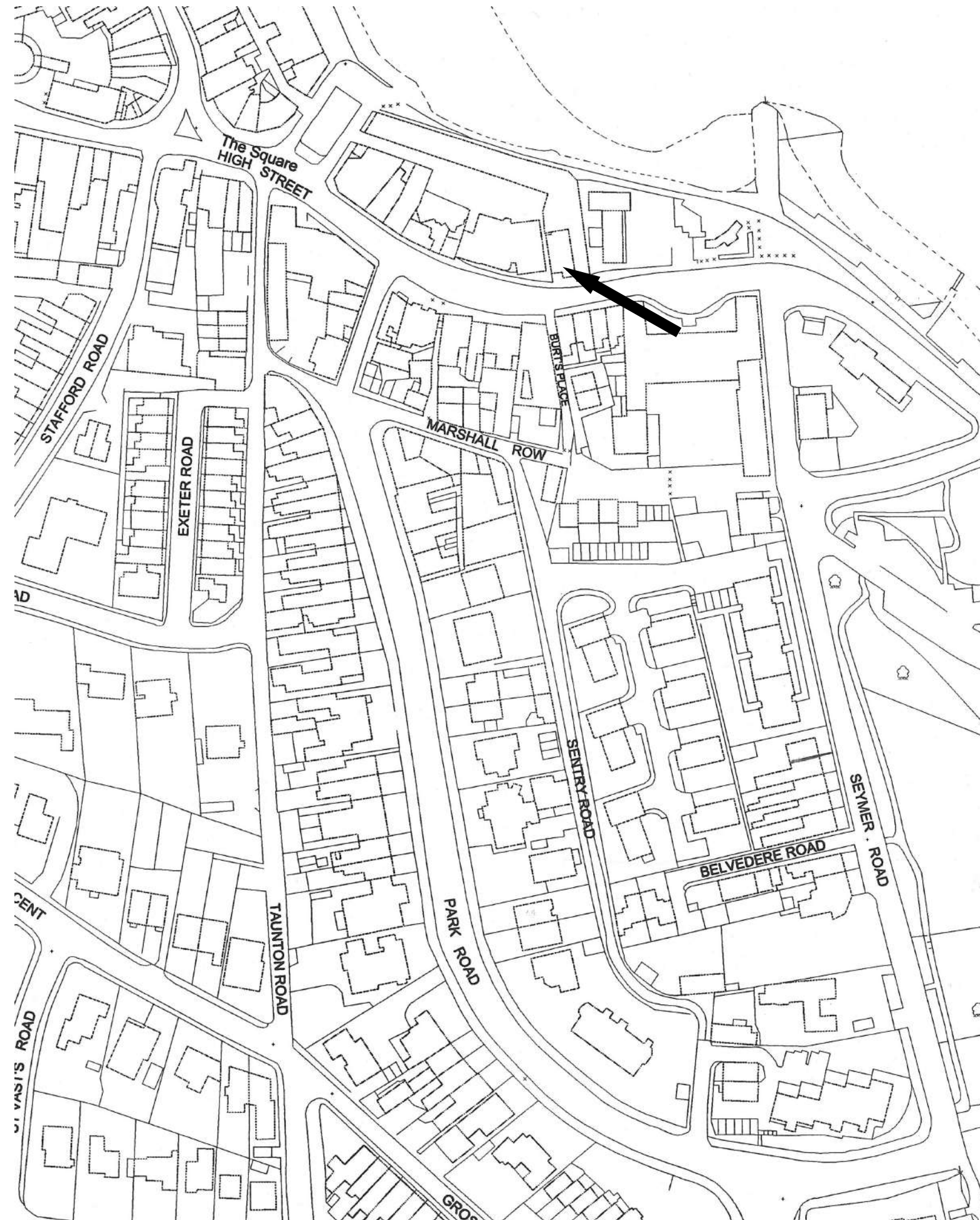
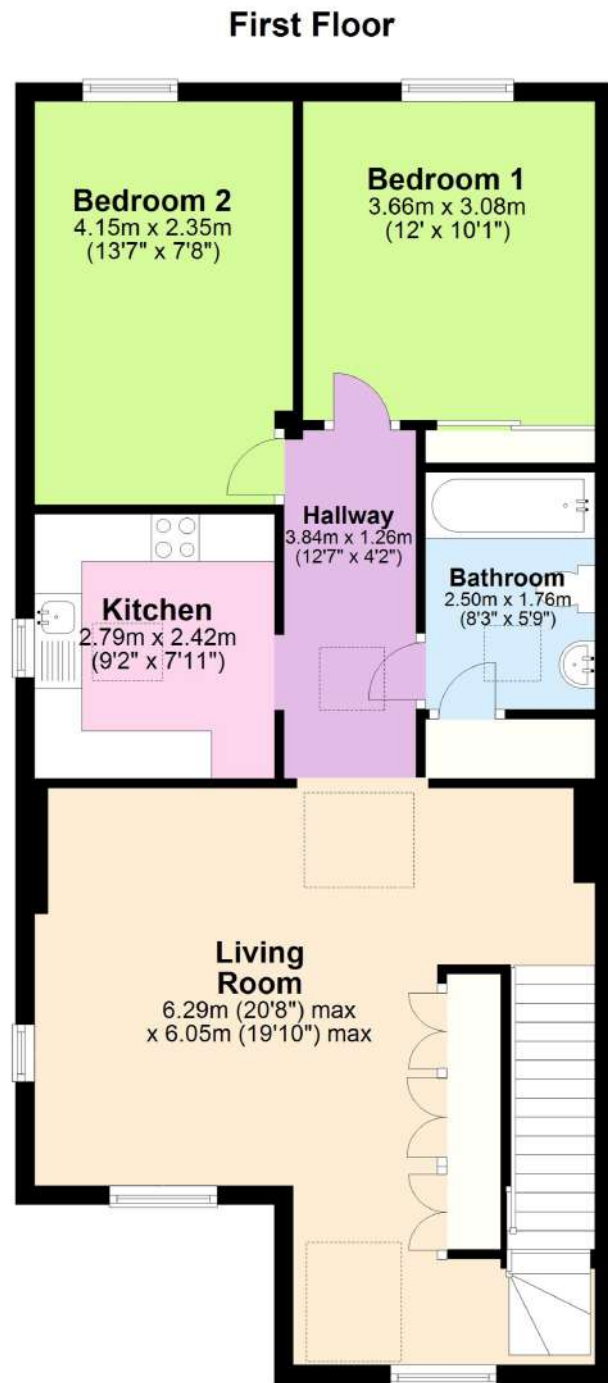
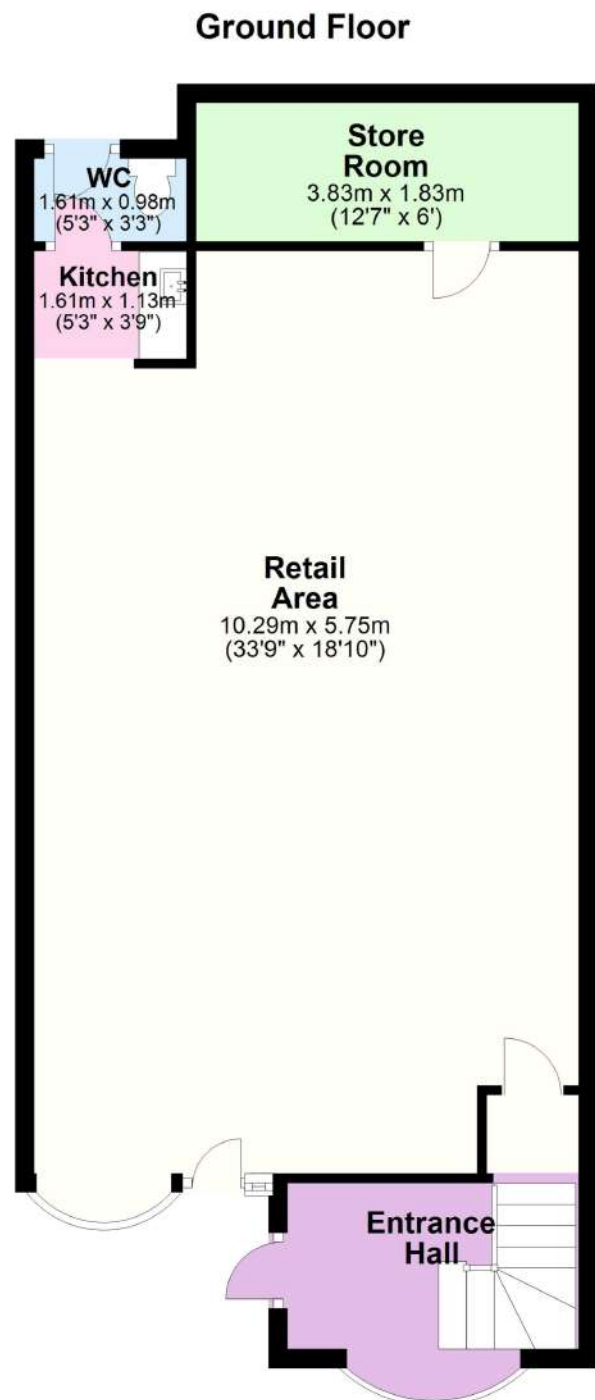
Self-Contained Living Accommodation

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

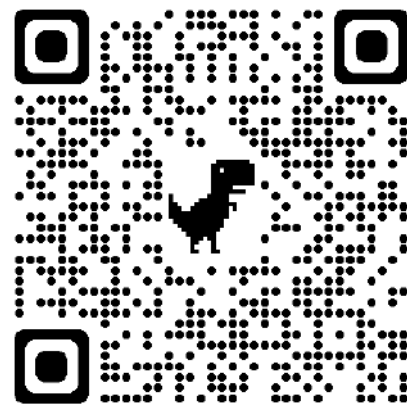


Total Floor Area Flat Approx. 72m² (775 sq ft)



Commercial

Residential



Scan to view Video Tour

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