



**THE BLACK SWAN, HIGH STREET, SWANAGE
£120,000 FOR THE BUSINESS**

This is an exceptional opportunity to acquire a well established and prestigious public house with an excellent reputation which has been successfully run for many years. The Black Swan is considered to be one of the best public houses in the area and is highly regarded. Renowned for excellent cuisine, it is extremely popular throughout the year, with various town festivals and live music boosting a good seasonal trade.

The Pub is thought to have been in business since the 17th Century and is situated on a prominent corner site, approximately half a mile from the town centre and close to the historic Mill Pond and Parish Church. The building, which is believed to be Grade II Listed, is of stone construction and has the benefit of living accommodation comprising 6 bedrooms and 3 bathrooms on the first and second floors.

The bar and restaurant are open 7 days a week, dining is available indoors and in the secluded walled garden. There are two bars with log fires, beamed ceiling and flagstone floors. The Black Swan has a 4.5 star rating on Trip Advisor. Audited accounts and the lease are available for inspection by genuine applicants on request and has excellent revenue and profits.

Note: Any accounts, financial statements or barlage information which are provided to prospective purchasers are provided on behalf of our client. We cannot, therefore, offer any guarantee of their completeness or accuracy and accordingly, we shall not be liable for any loss, damage, cost, expenses or other claims for compensation arising from inaccuracies or omissions in the accounts/financial statements. No direct approach may be made to the business.

Property Ref: HIG1639



Swanage is an extremely popular coastal resort 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.

ACCOMMODATION

Main Bar/Dining Area divided into two sections with seating for 26 covers (approximately)

Second Bar/Dining Area with seating for 26 covers (approximately)

Fully equipped Kitchen (3 designated areas)

Large Store Room and woodshed (with power)

Laundry/Utility/Store Room (with power)

WCs Male and Female

Outside Walled Paved Terrace with Table seating for up to 56 (there is potential for further seating)

FIRST FLOOR

Open plan lounge/kitchenette, 2 bedrooms, staff changing room, 2 bathrooms

SECOND FLOOR

2 bedrooms, office, 1 bathroom

PLANNING CLASSES USE ORDER

Classification Sui Generis

TENURE - LEASE

 20 Years, commencement date March 2008

Terms: Rent £40,347 per annum, payable weekly in advance
The tenant is responsible for repairs and insurance of the building.

SERVICES

Mains water, gas electricity and drainage.

BUSINESS RATES

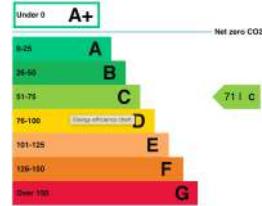
R/V £28,750. Small Business Rates Relief Available.
Rates Payable £8,604.

VIEWING

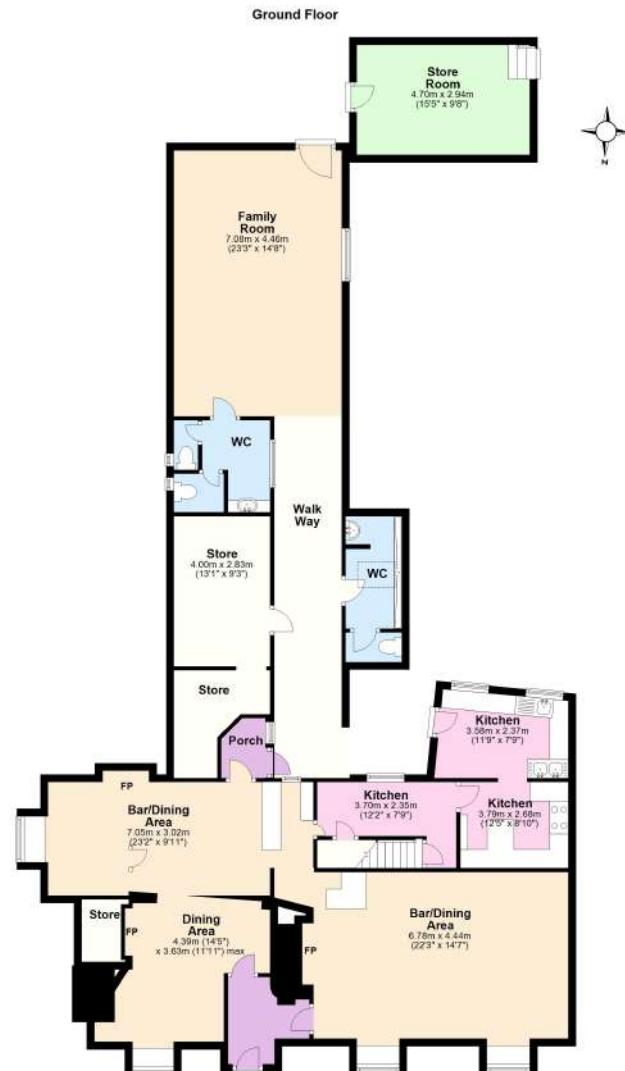
Viewing of this exceptional business opportunity is highly recommended, all viewings must be accompanied and these are strictly by appointment through the Sole Agents, Corbens, 01929 422284. Postcode BH19 2NE.

Energy efficiency rating for this property

This property's current energy rating is C.



Total Floor Area
Approx. 295m² (3,175 sq ft)



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.

