



2 SPRINGFIELD ROAD, SWANAGE
Guide £250,000

LOCATION

These substantial premises are situated in the commercial centre of Swanage approximately 100 metres from the main shopping thoroughfare. They have in recent years been used as an antique/second hand furniture showrooms and are suitable, in our opinion, for residential development, subject to planning consent. We understand that planning consent has been refused to demolish the existing building and erect a block of 4 flats and have been told by Dorset Council that there can be no residential element on the ground floor. The building is of considerable age, probably dating back to over 100 years and is in poor condition.

This 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.

IMPORTANT NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute.

ACCOMMODATION

Main Showroom 6.15m x 2.53m plus 18.6m x 0.78m (20'2" x 8'3" plus 61' x 2'6")

Room 1 7.7m x 4.79m (25'3" x 15'9")

Room 2 6.3m x 6.13m (20'8" x 20'1")

Room 3 5.91m x 5.85m (19'5" x 19'2")

Room 4 5.92m x .73m (19'5" x 8'11")

Room 5 3.67m x 1.97m (12' x 6'6")

Room 6 2.33m x 1.68m (7'8" x 5'6")

WC

PLOT SIZE

Approximately 0.0763 of an acre (0.0309 ha).

SERVICES

Mains water, drainage and electricity.

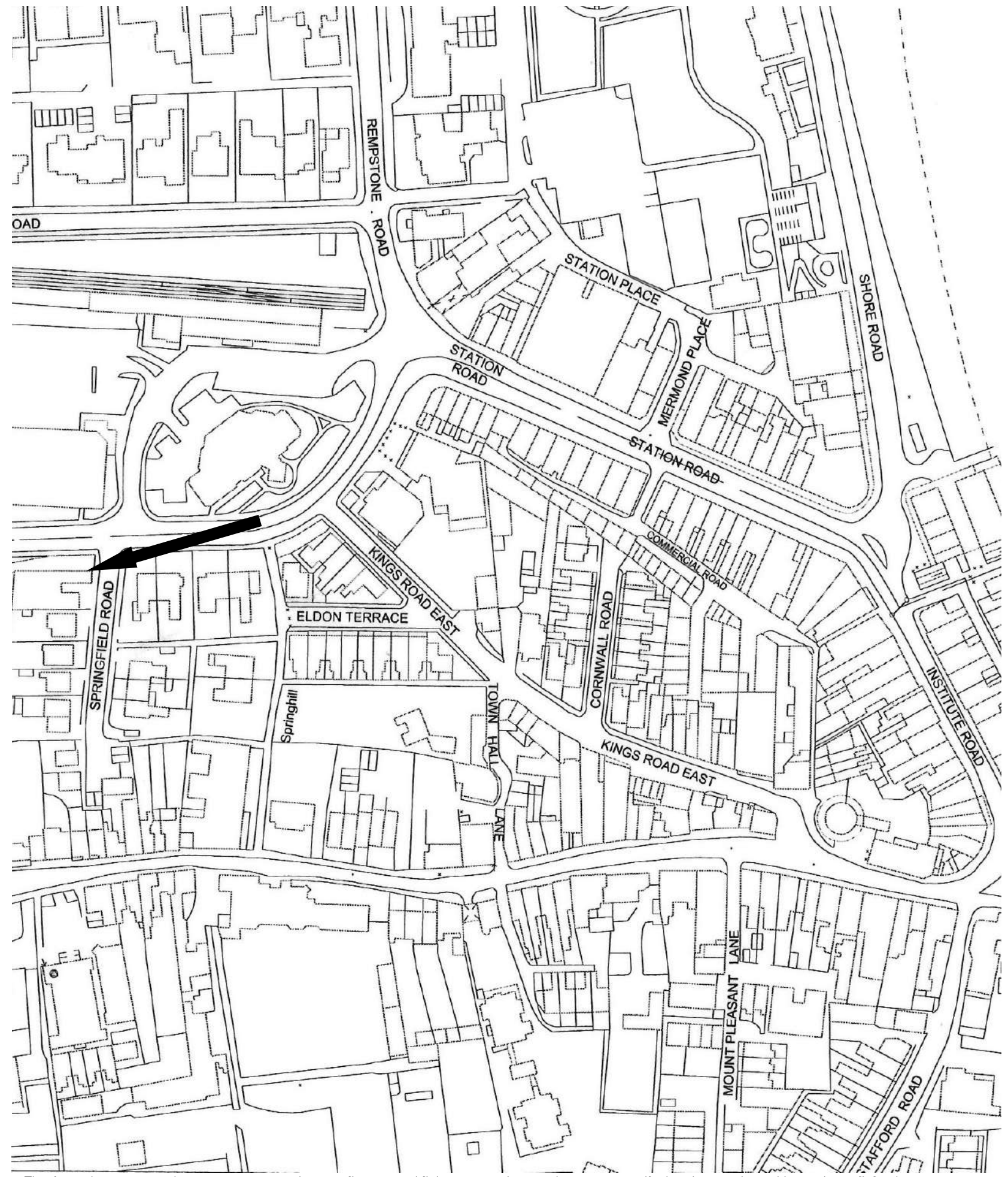
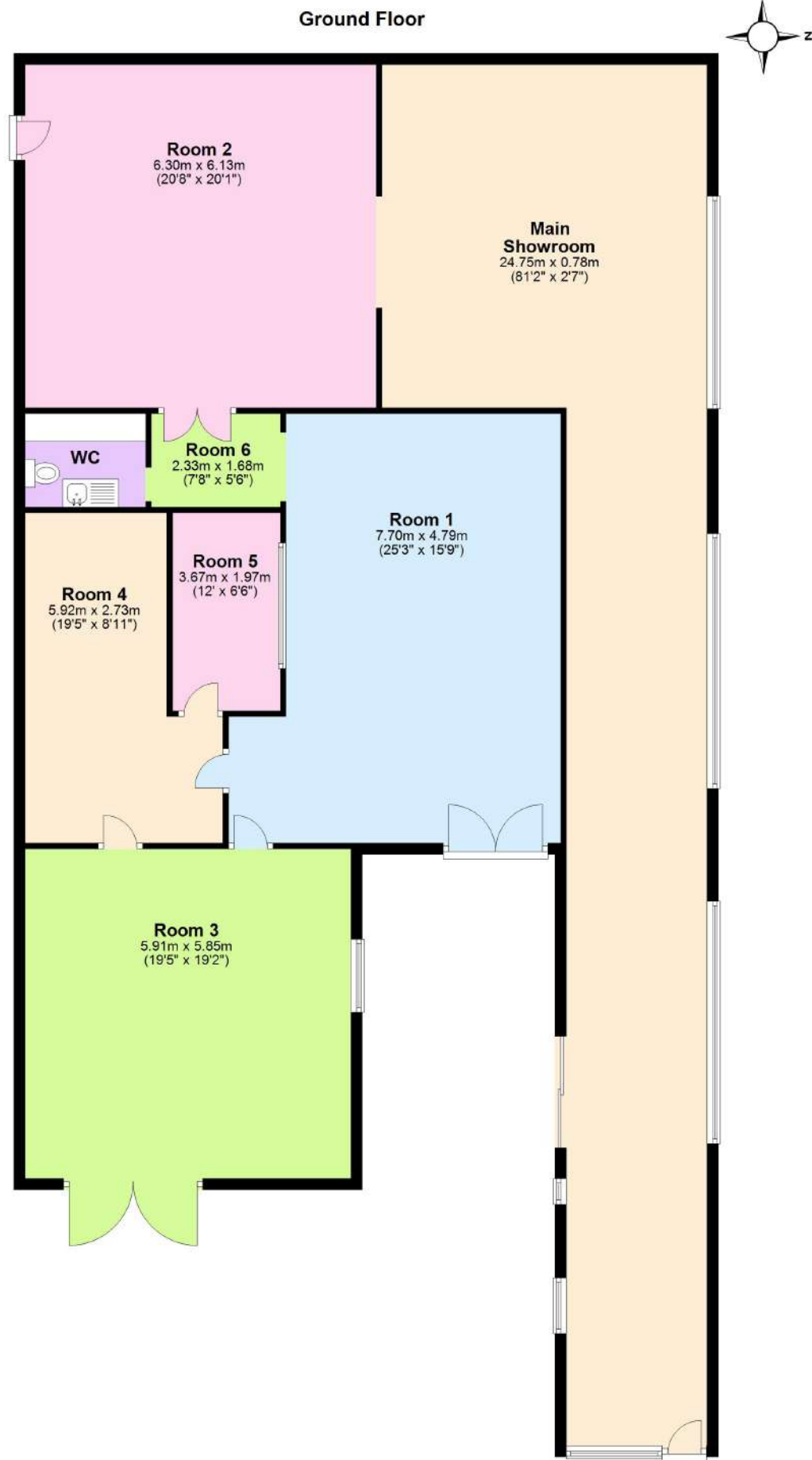
BUSINESS RATES

We have been advised by Purbeck District Council that the property has a Rateable Value of £11,500 and the Rates Payable £5,738.50 for 2022/2023, however, with the current Small Business Relief the Rates Payable is nil.

VIEWING

By appointment only please through the Agents, Corbens, 01929 422284. The Postcode for SATNAV is **BH19 1HD**.

Property Ref: SPR1695



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.



Within easy level reach of Swanage Bay