



Est 1896  
Corbens



26 INSTITUTE ROAD, SWANAGE  
£30,000 PREMIUM FOR THE BENEFIT OF THE LEASE

❑ Unique opportunity to lease spacious retail shop with 1 bedroomed flat above. The premises currently have the benefit of an off licence; prospective tenants would need to make their own enquiries to satisfy themselves that this licence can be transferred.

❑ Prime trading location in the centre of Swanage.

❑ Currently let on 7 year lease, 3 years remaining at £14,000 pa (no VAT).

### LOCATION

These premises are situated in an excellent trading position in the commercial centre of Swanage approximately 100 metres from the beach.

Swanage is an extremely popular coastal resort which 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.

### COUNCIL TAX/RATEABLE VALUES

Council Tax Band A. Rateable Value 2023/2024 £9,700, Rates Payable £4,840.30, however, with the current Small Business Rates Relief the Rates payable is nil, although this must be confirmed by your conveyancer prior to exchange of contracts.

### VIEWING

By appointment only please through the Agents, Corbens, 01929 422284. Please note the postcode for this property is BH19 1BX.



### GROUND FLOOR SHOP

Retail area 6.76m x 2.25m max (22'2" x 10'10" max) large display window to front, two glazed counters, display shelving.

Kitchen area 5.57m x 2.25m max (18'3" x 7'4" max)

Rear Hallway door leading to rear yard

Cloakroom

**BASEMENT** Store Room 1 7.31m x 2.63m max (24' x 8'8" max), light & power, sink unit, space for shelving.

Store Room 2 8.1m x 3.8m max (26'7" x 12'6" max), light & power, cold store, space for shelving and freezers

Outside Front Forecourt

### FIRST FLOOR FLAT

Living Room 4.72m x 3.31m max (15'6" x 10'10" max), door to balcony

Kitchen 2.74m x 2.42m max (9' x 7'11" max)

Bedroom 4.36m x 2.8m max (14'4" x 9'2" max)

Bathroom

Services All mains services connected.

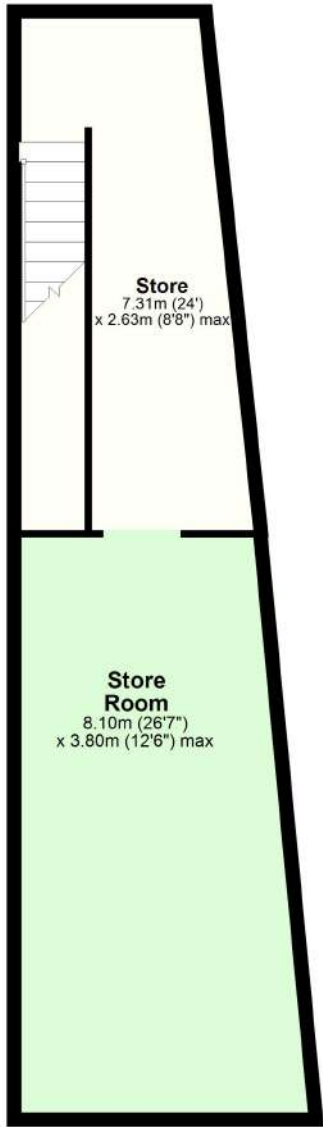
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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current potential
92-100	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G
Not energy efficient - higher running costs	

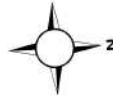
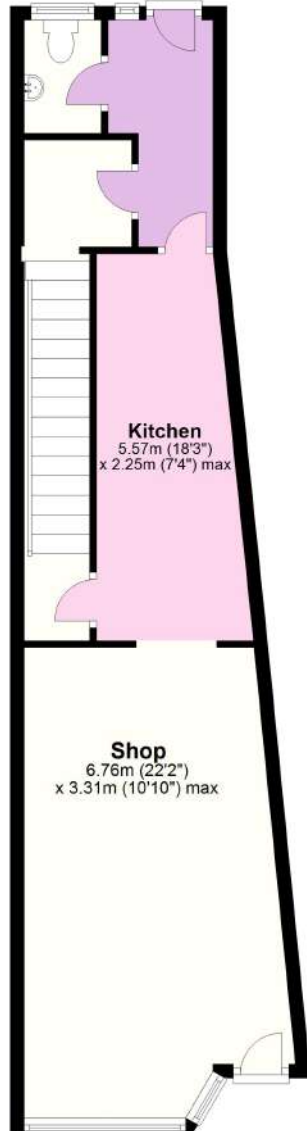
Awaiting EPC

Total Approximate Floor - Area TBCm<sup>2</sup> (TBCsq ft)

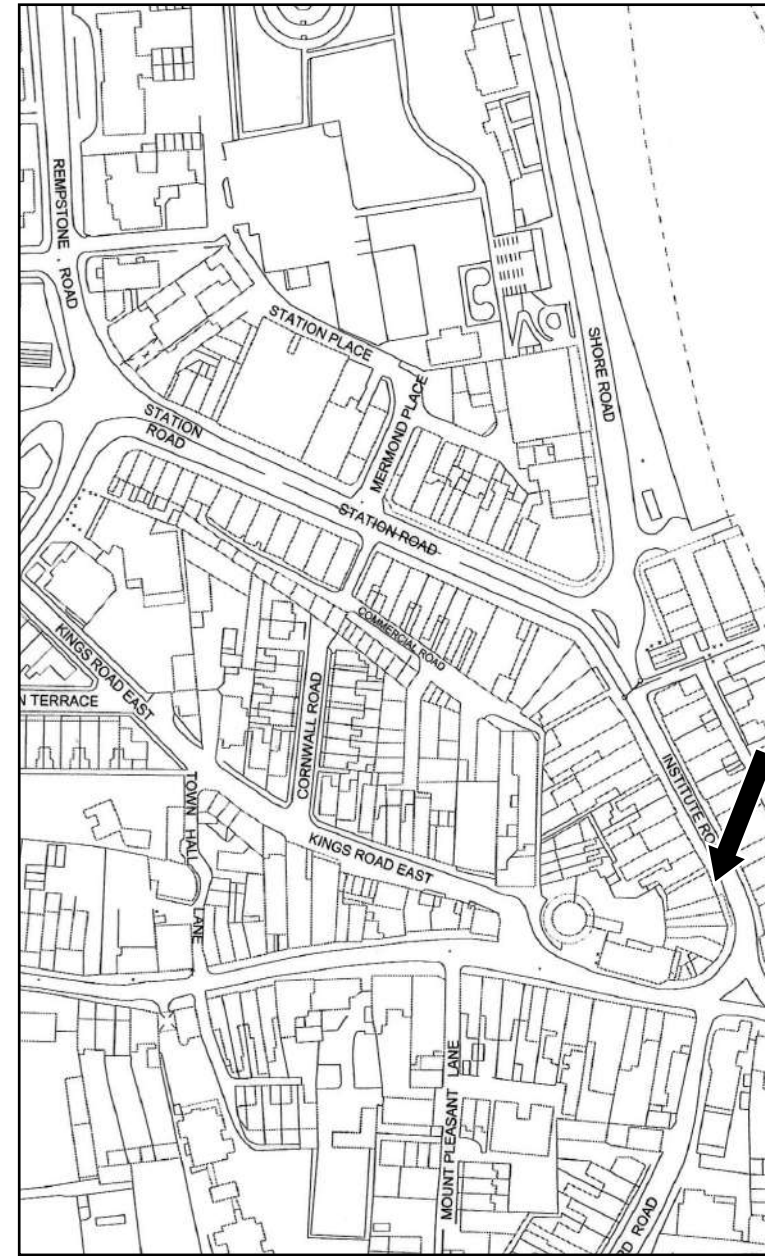
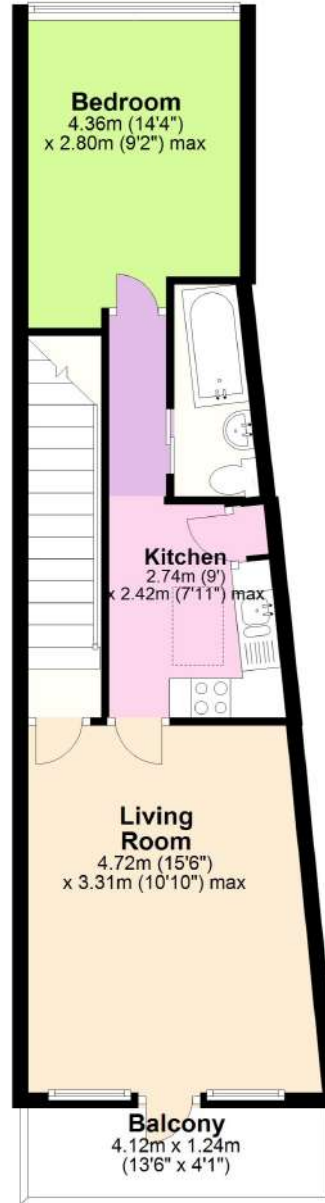
**Basement**



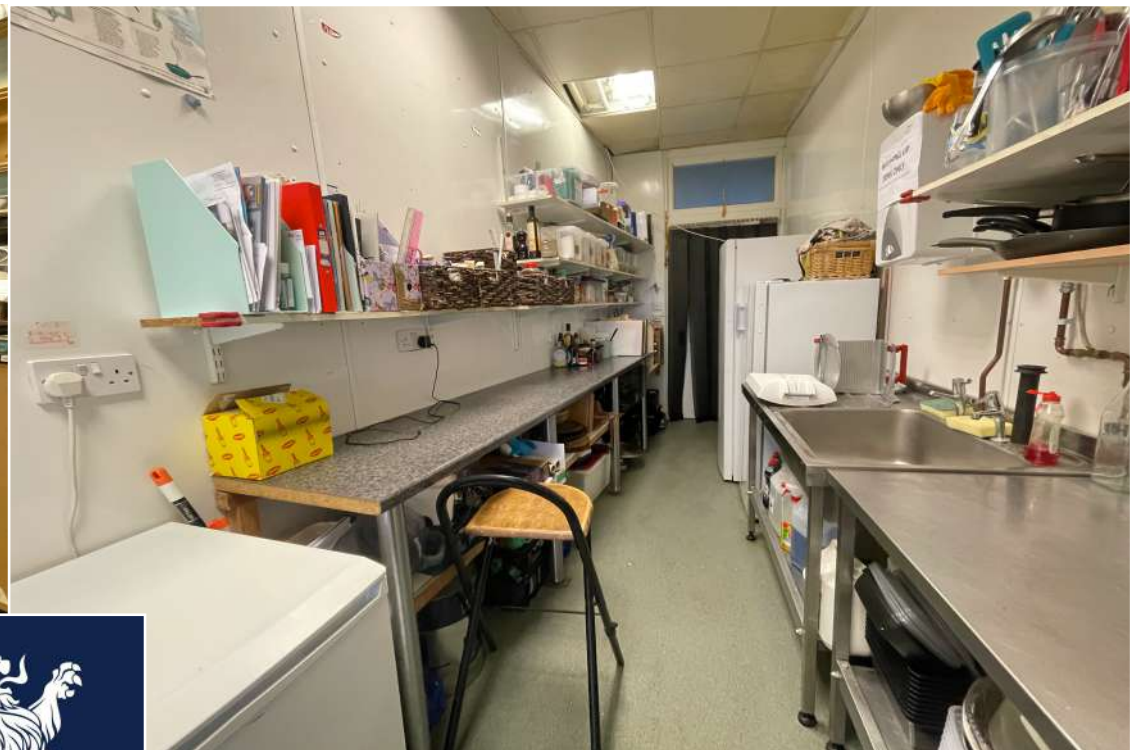
**Ground Floor**



**First Floor**



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Street view



Swanage seafront