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Corbens

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*Pursenalities*  
handbags and accessories



9 INSTITUTE ROAD, SWANAGE  
RENTAL £15,000 PER ANNUM

## LOCATION

Substantial double fronted retail premises in prime commercial location within 100 metres of the sea front. The landlord has agreed to grant a new lease for a period of 10 years at a commencing rental of £15,000 pa. The new tenant will be responsible for a fair proportion of the upkeep and insurance of the building.

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.

## ACCOMMODATION

Ground floor retail area of 51.44m<sup>2</sup>, plus kitchen.

Lower ground floor large basement and stock room of approximately 51.22m<sup>2</sup>, washroom with WC.

## TENURE

New 10 year lease to be granted. Rent Review 5th Year.

Rental £15,000 per annum, payable quarterly in advance.

3 Month Deposit required which will be returned at the end of the tenancy subject to the property being left in satisfactory condition.

The tenant will be responsible for one third of the costs for maintenance and insurance of the building.

## SERVICES

Mains water, drainage and electricity.

## BUSINESS RATES

We have been advised by Purbeck District Council that the property has a Rateable Value of £12,000 and the Rates Payable £5,388 for 2023/2024, however with the current Small Business Relief the Rates Payable is nil.

## VIEWING

By appointment only please through the Agents, Corbens, 01929 422284.

## Ref No. INS1774

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.

