



**TEABREAKS, 43 STATION ROAD, SWANAGE
£47,500 PREMIUM FOR THE BUSINESS**

- ❑ Unique opportunity to acquire successful take away food shop and sandwich bar in prime trading position in the centre of Swanage.
- ❑ Spacious retail shop/cafe/preparation area with 2 bedroomed maisonette above, with separate access from the rear.
- ❑ The premises open daily between the hours of 9.30am and 2.30pm, however, there is scope to expand the turnover by increasing the opening hours particularly during the busy summer months.
- ❑ Currently let on 10 year full repairing and insuring lease with 4 years remaining at £15,000 pa (no VAT). Rent payable quarterly in advance.
- ❑ A copy of the lease and audited accounts are available for inspection

LOCATION

These premises are situated in an excellent trading position in the commercial centre of Swanage opposite Budgens and some 150 metres from the sea front. 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 World Heritage Coastline.

COUNCIL TAX/RATEABLE VALUES

Council Tax Band C. Rateable Value 2023/2024 £9,500, Rates Payable £4,740.50, 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.



GROUND FLOOR SHOP

Retail Area/Cafe 5.92m x 4.63m, approx 27m², chilled glazed display counters, fitted cupboards and shelving, electric ovens, large extractor hood, griddle area with commercial deep fryers and griddle. Tables and seating for up to 16 covers.

Retail Area (2) 3.53m x 2.04m, tables and seating for up to 4 covers.

Kitchen 3.53m x 2.04m, stainless steel sink and worktop, door to rear yard.

Small Lobby with WC leading off.

Outside Walk-in refrigerator store 3.39m x 1.87m

MAISONETTE

FIRST FLOOR

Living Room 4.46m x 4.33m excl bay

Kitchen 5.09m x 3.4m

Study 1.75m x 1.29m

SECOND FLOOR

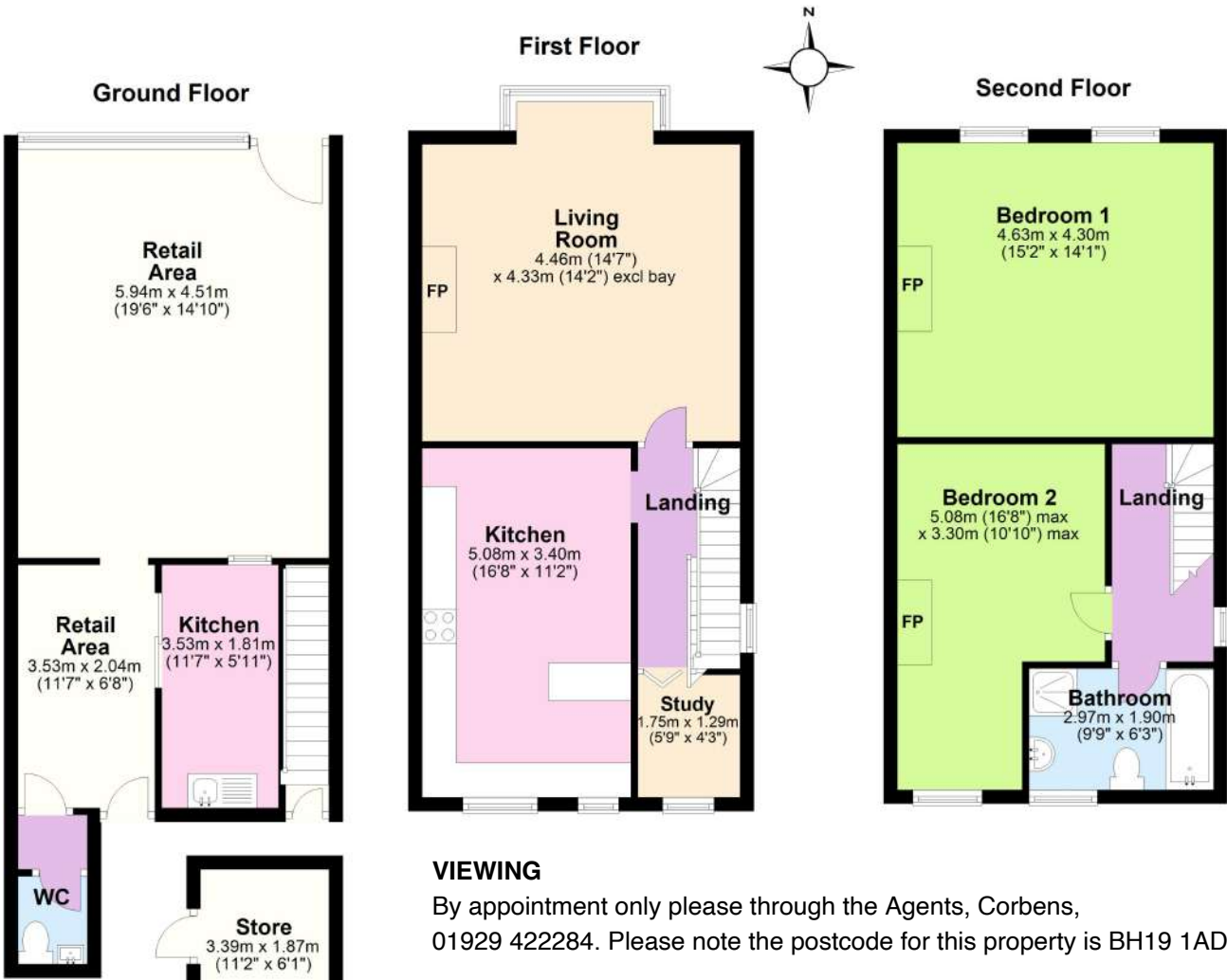
Bedroom 1 4.63m x 4.3m

Bedroom 2 5.08m max x 3.3m max

Bathroom 2.97m x 1.9m

Services All mains services connected.





VIEWING

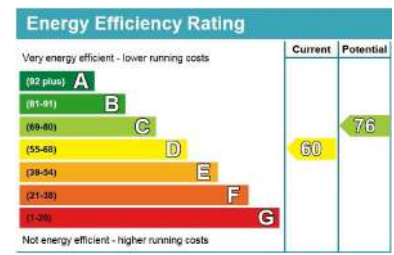
By appointment only please through the Agents, Corbens, 01929 422284. Please note the postcode for this property is BH19 1AD.

Commercial EPC

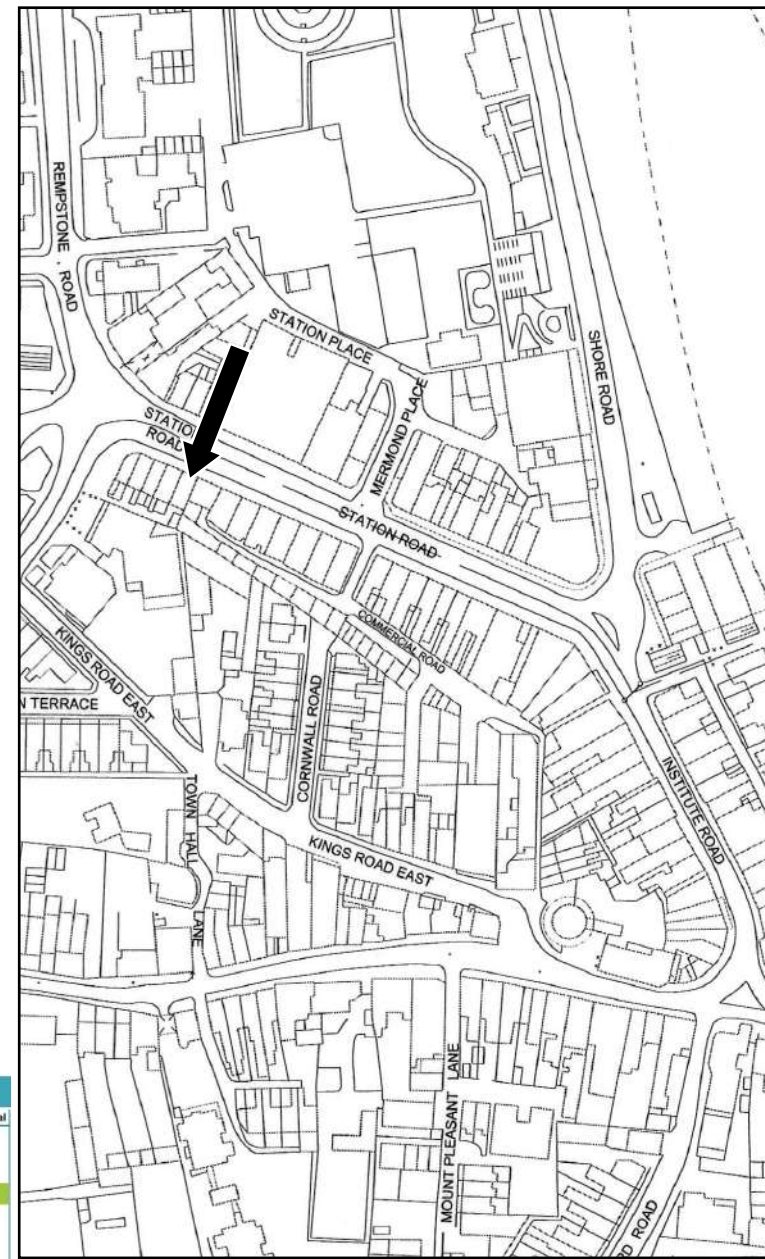


Total Approximate Floor Area 44m² (473sq ft)

Residential EPC



Total Approximate Floor Area 96m² (1,033sq 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.

