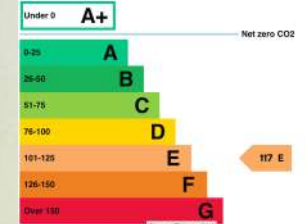




Energy rating and score

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

TAUNTON CHAMBERS, TAUNTON ROAD, SWANAGE
£145,000 Leasehold

This is a rare opportunity to acquire office premises and garage well situated in the commercial centre of Swanage. The property is approximately 100 metres from the town square and seafront and is offered with vacant possession.

Both the office and garage are held on leases with 144 years remaining. The current service charge, which covers the building maintenance and insurance is approximately £1,000 pa, with a ground rent of £150pa combined. The garage is currently used for storage ancillary to the office use; the lease permits the garage to be used for boat storage.

The subject property occupies part of the side of Wessex House which is a substantial building comprising a small block of flats with commercial premises on the ground floor. It is of traditional cavity construction, the outer elevations being cement rendered, with part Purbeck stone, under a Mansard concrete tiled roof.

Swanage is an extremely popular coastal resort attracting many thousands of tourists throughout the year and is renowned for its scenic beauty and being the gateway to the Jurassic World Heritage Coastline. Road communication links to Swanage are good with the A351 from the town connecting directly with the A35. The A35 is one of the main strategic roads within Dorset.

MAIN OFFICE 4m x 2.77m (13'1" x 9'1"), East, electric heater.

OFFICE 2 4m x 3.17m (13'1" x 10'4"), electric heater, internal access to garage.

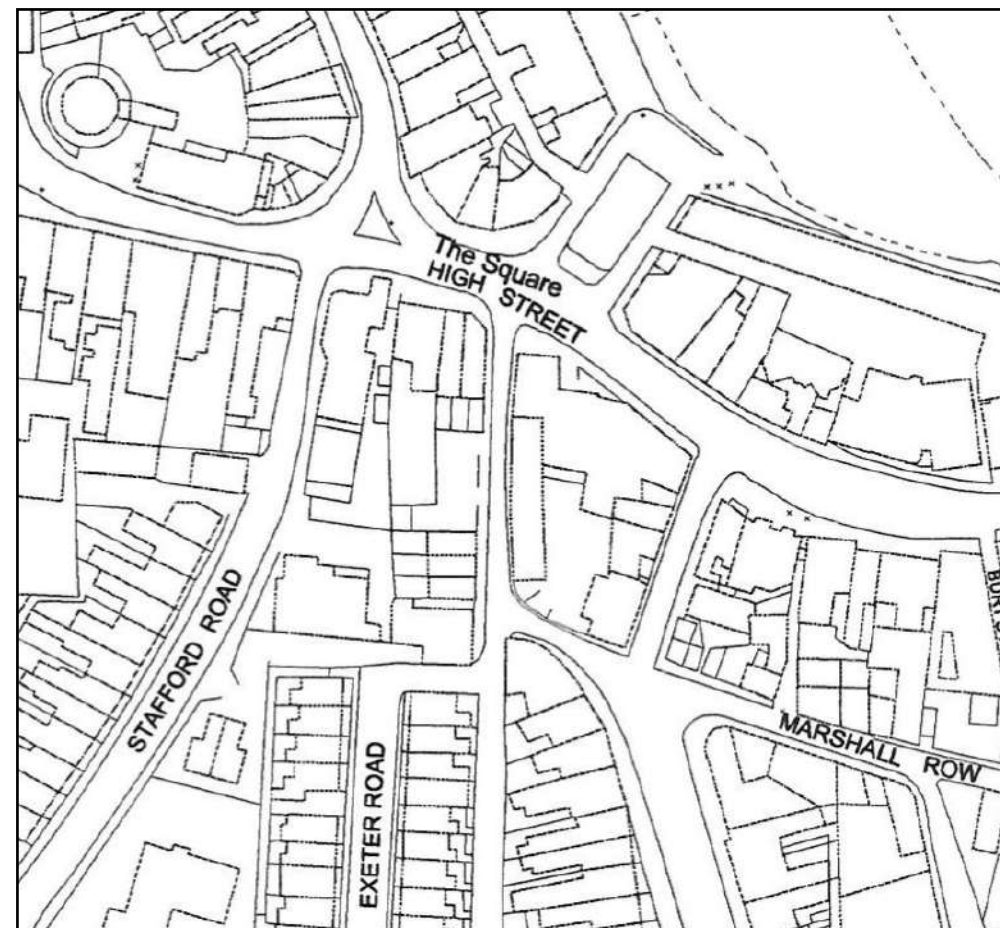
KITCHENETTE/WC 1.75m x 1.5m (5'8" x 4'11"), sink, access to WC.

GARAGE (currently registered as an office) 5.33m x 2.37m each (17'5" x 7'9" each), up-and-over door.

SERVICES Mains water, drainage and electricity.

BUSINESS RATES We have been advised by Dorset Council that the property has a Rateable Value of £1,900 and the Rates Payable £948.10 for 2024/2025, however with the current Small Business Relief the Rates Payable is nil.

VIEWING By appointment only please through the Agents, Corbens, 01929 422284. Postcode BH19 2BY.



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.