



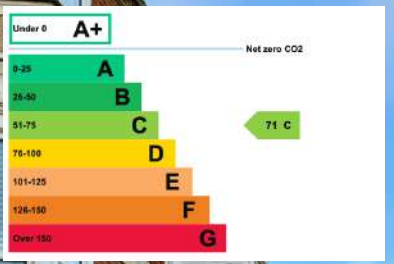
1929 288110

THE **salon** at 53

salon at 53

salon at 53
UNISEX SALON
01929 423113

ELLIS JONES



51 HIGH STREET, SWANAGE
£6,500 PER ANNUM LEASEHOLD

LOCATION

Lock-up retail premises situated in a good trading position in the commercial centre of Swanage, approximately 200m from the town square and seafront. Offered with full vacant possession.

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.

LEASE DETAILS

- ❑ Term 6 years (3 years remaining on the existing lease which commenced on the 13 August 2021 and expires on 13 December 2027. The landlord has indicated that they would be willing to grant a new lease for a period of either 7 or 10 years.
- ❑ Rental - £6,500pa, payable quarterly in advance;
3 months deposit which will be returned at the end of the tenancy, subject to the property being left in a satisfactory condition;
Tenant to pay a proportion of buildings insurance, last premium contribution paid 2024 £145.53pa;
- ❑ Retail Area of approximately 18.3m² plus Ancillary Room of 14.2m².

PLANNING CLASSES USE ORDER

E (with lease restrictions). Landlord will not permit a restaurant, cafe or takeaway.

SERVICES

Mains water, electricity and drainage.

CONSTRUCTION

Terraced building, built in the latter part of the 19th Century and is of brick construction with a slate tiled roof.

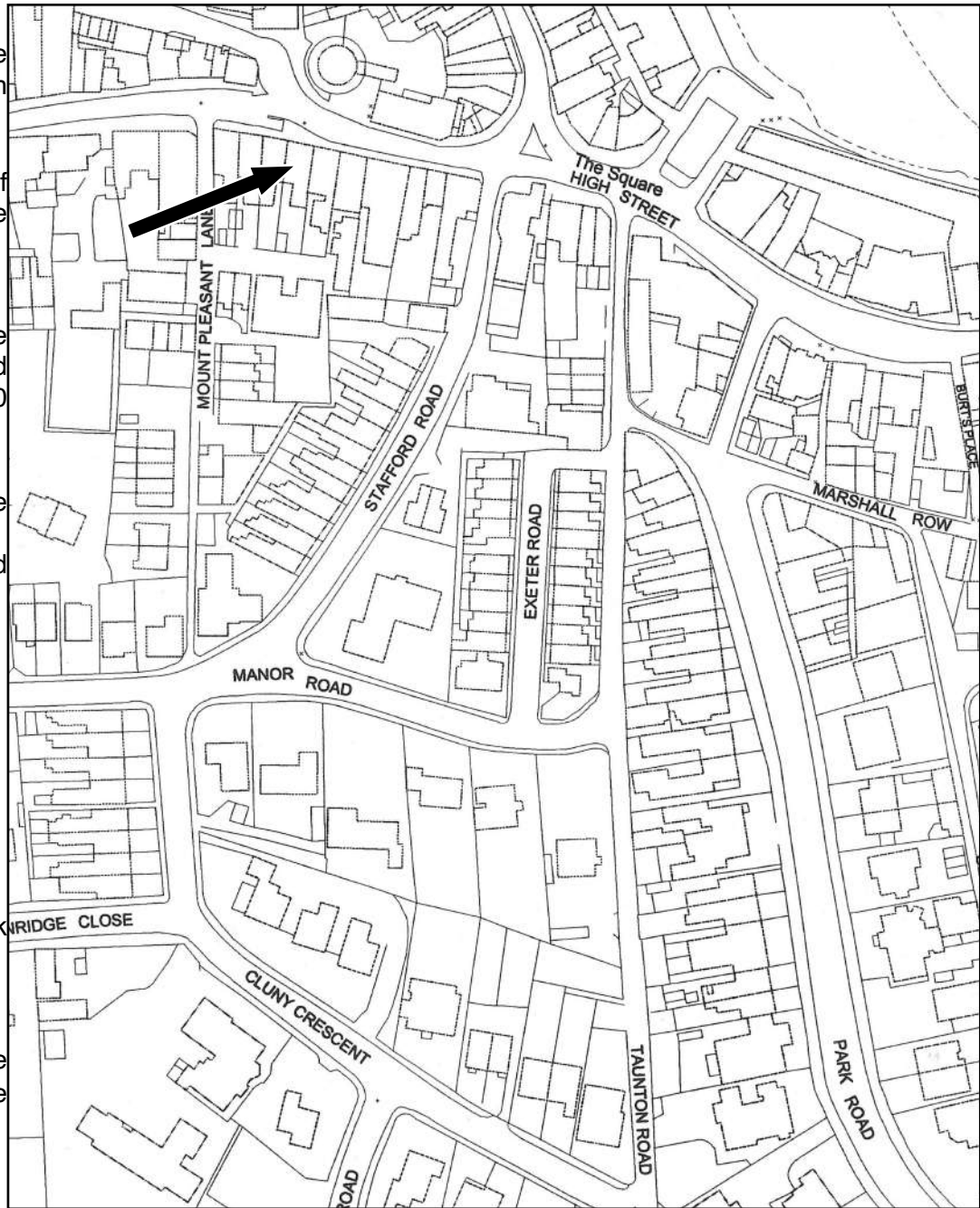
BUSINESS RATES

We have been advised by Purbeck District Council that the property has a Rateable Value of £5,000 and the Rates Payable £2,495 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. Please note the post code for this property is **BH19 2LT**.

Property Ref: HIG1995



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.