



38 HIGH STREET, SWANAGE  
£360,000 Freehold

This is an exceptional opportunity to acquire substantial premises situated in a prime trading position in the heart of the town centre, approximately 250 metres of the town square and sea front. This is an excellent investment opportunity, offered freehold.

The subject property comprises a terraced 3 storey building constructed around the early part of the 20th Century and provides a double fronted ground floor retail unit with the added benefit of a basement providing additional storage. In addition, there is a 2 storey maisonette above which has a private entrance at the rear from Kings Road East.

Mains electricity, water and drainage. Gas is available but not connected.

Swanage is an extremely popular coastal resort attracting 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. 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.

Property Ref HIG2001

Rateable Value £3,200/Council Tax A



## Ground Floor Shop Premises - Approx. 33m<sup>2</sup> (355 sq ft)

**Main Shop Area** 3.5m excl bay x 3.4m (11'6" excl bay x 11'2"), South, glazed entrance door, twin display windows with cupboards under, tiled floor.

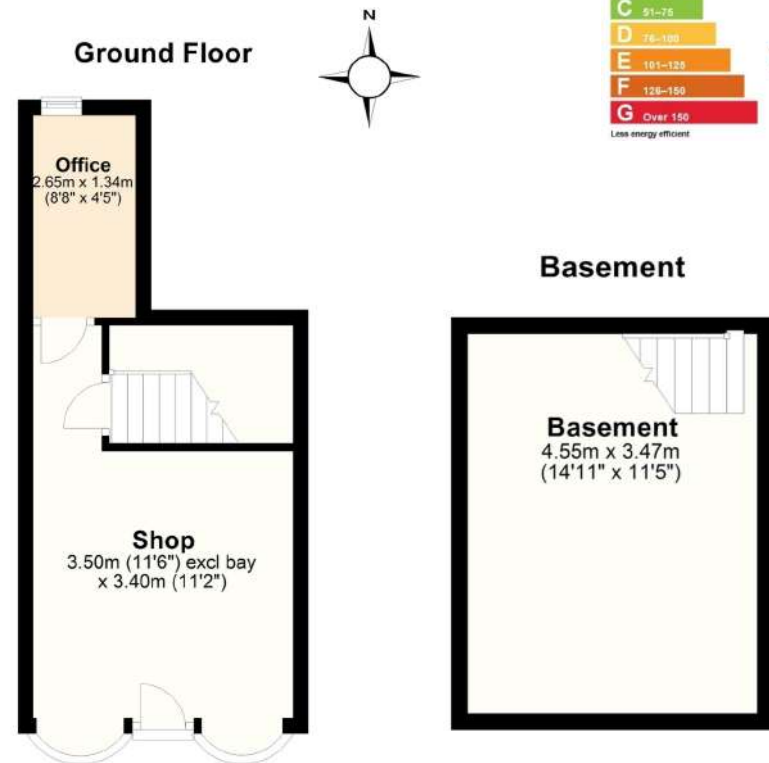
**Small Inner Hallway** leading to staircase to basement.

**Stock Room/Office** 2.65m x 1.34m (8'8" x 4'4"), North, tiled floor.

**Basement** 4.55m x 3.47m (14'11" x 11'5"), low head height.

Viewings are by appointment through Sole Agents Corbens, 01929 422284. The postcode for the premises is **BH19 2NX**.

Total Approximate Floor Area  
Approx. 33m<sup>2</sup> (355 sq ft)





**Maisonette  
Ground Floor**

Entrance Hall, WC.

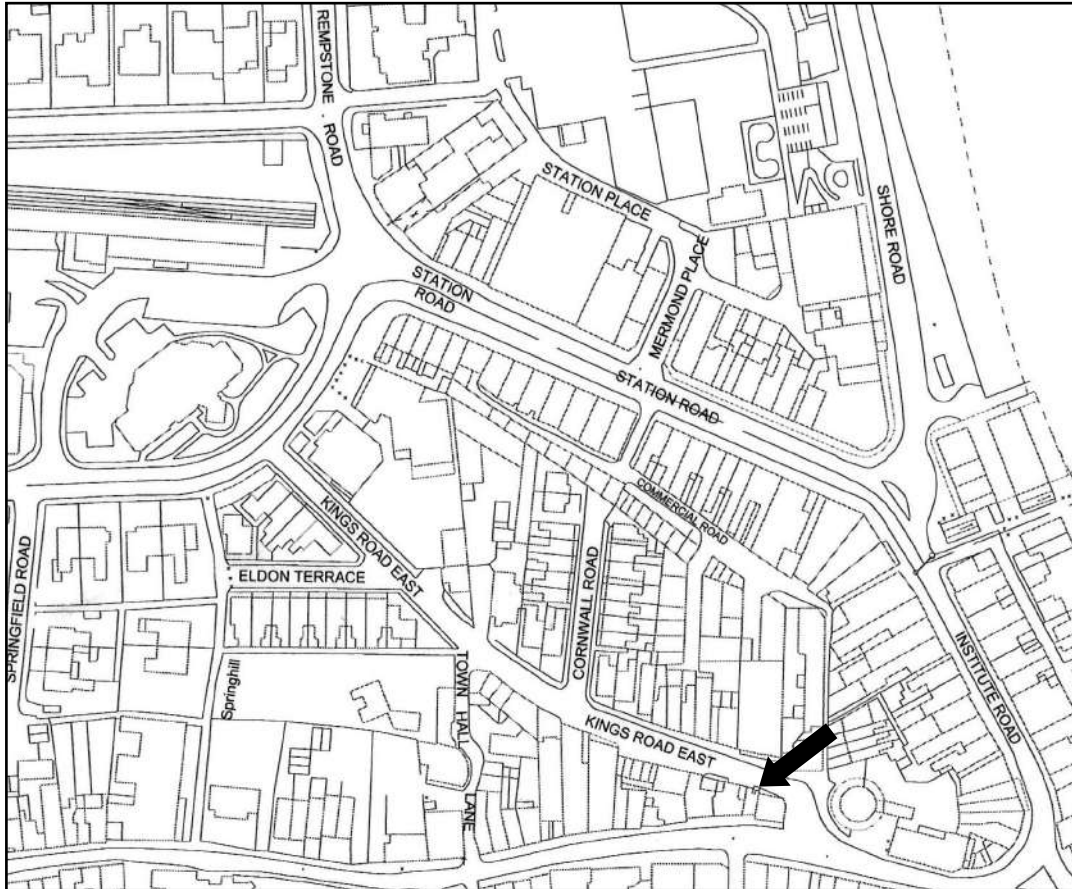
**First Floor**

Living Room 4.07m inc bay x 3.52m (13'4" inc bay x 11'7"), South  
Kitchen 3.38m x 2m (11'1" x 6'7"), North

**Second Floor**

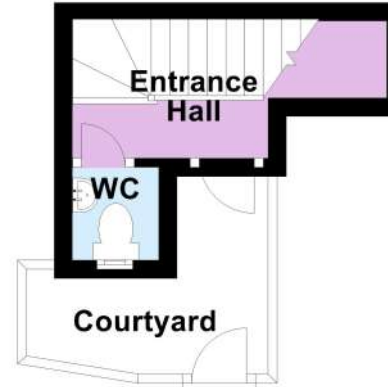
Bedroom 1 4.07m inc bay x 3.53m (13'4" inc bay x 11'7")  
Shower Room 2.94m x 1.36m (9'8" x 4'5")

**Outside** Small courtyard with some space for storage.



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.

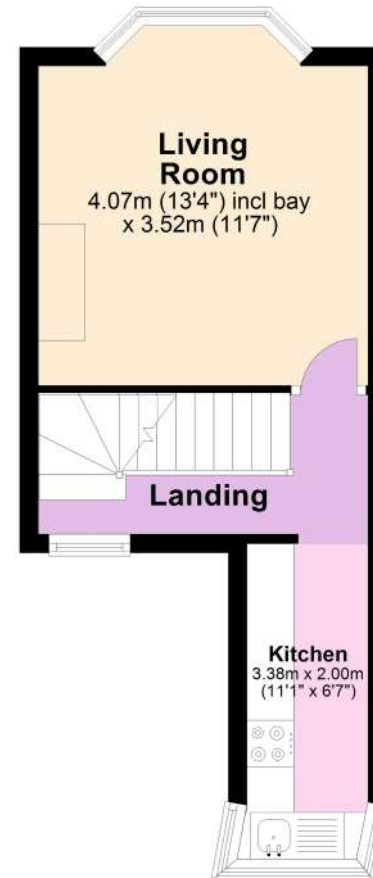
**Ground Floor**



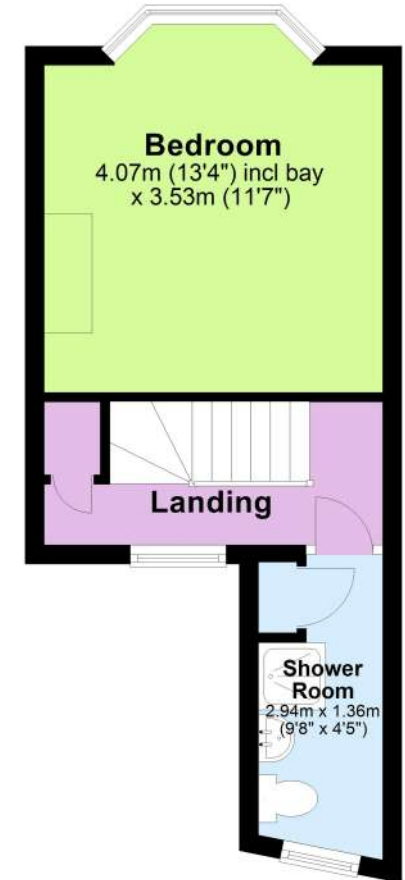
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus) <b>A</b>			
81-91) <b>B</b>			
69-80) <b>C</b>			
55-68) <b>D</b>			
39-54) <b>E</b>			
21-38) <b>F</b>			
1-20) <b>G</b>			
Not energy efficient - higher running costs			
		60	69

Total Approximate Floor Area  
Approx. 42m<sup>2</sup> (452 sq ft)

**First Floor**



**Second Floor**







Retail - Formerly a Gallery - Celebrity Visitor!

