



## Unit 6, Kings Road East, Swanage, BH19 1ES

### Town Centre Retail Unit

- 536 sq ft (49.80 sq m)
- £11,500 per annum exclusive
- Close to town centre car parks
- Class E use
- Available immediately

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## LOCATION

Swanage is a popular seaside town located on the Isle of Purbeck in Dorset. The town is primarily accessed from the A351 to the west and from Poole to the north via the Sandbanks Ferry. Swanage remain a very popular tourist location.

## DESCRIPTION

The property comprises a ground floor retail unit arranged with sales space to the front and storage space to the rear. The property includes a WC and two rooms at the back of the premises.

## ACCOMMODATION

The accommodation comprises the following areas:

| Name         | sq ft      | sq m         |
|--------------|------------|--------------|
| Ground       | 536        | 49.80        |
| <b>Total</b> | <b>536</b> | <b>49.80</b> |

## TENURE

By way of a new Full Repairing and Insuring lease for a term to be agreed incorporating 3 yearly upward only rent reviews.

## RENT

£11,500 per annum exclusive.

The stated annual rental is exclusive of VAT, building insurance, business rates and utilities. Rent is payable quarterly in advance.

## BUSINESS RATES

The property has a current rateable value of £7,400. The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually. Interested parties are therefore encouraged to contact the Local Rating Authority directly.

## PLANNING

We understand the property has the benefit of a Planning Consent for uses falling within Class E, within the Town & County Planning (Use Classes) Order 1987 as amended

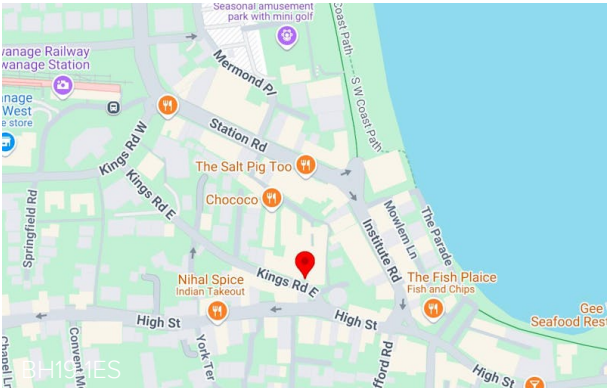
## LEGAL COSTS

Each party to be responsible for their own legal costs.

## EPC

The premises has the following rating:

D (77)



## SUMMARY

|                |                             |
|----------------|-----------------------------|
| Available Size | 536 sq ft                   |
| Rent           | £11,500 per annum exclusive |
| Rateable Value | £7,400                      |
| EPC Rating     | D (77)                      |

## VIEWING & FURTHER INFORMATION

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