



22 INSTITUTE ROAD, SWANAGE
£18,000 plus VAT Per Annum

LOCATION

Spacious shop premises situated in a prime trading position in the commercial centre of Swanage approximately 100 metres from the beach.

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

- ☐ New 5 year lease
- ☐ Rental - £18,00pa plus VAT, 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 fair proportion towards the upkeep of the building and the buildings insurance.

Shop Premises - Approx. 127m² (1,367 sq ft)

Ground Floor

Main Shop Area 13.19m max x 5.41m max (43’3” max x 17’9” max), large display window.
Store Room 3.65m x 2.02m (12’ x 6’8”).
Second Store 2.62m x 2.1m (8’7” x 6’11”).
WC & Separate Wash Area

Basement

Store 10.1m x 6.7m (33’1” x 21’11”), the floor to ceiling height in the basement is approx. 1.8m (5’11”). It has recently been used as storage space.

NB There are two flats above the property which have been sold on long leases, and are accessed from the side and rear.

PLANNING CLASSES USE ORDER

E.

SERVICES

All mains services connected.

CONSTRUCTION

The original building was constructed during the early part of the 20th Century and has an attractive mock Tudor facade with brick to the rear under a slate roof.

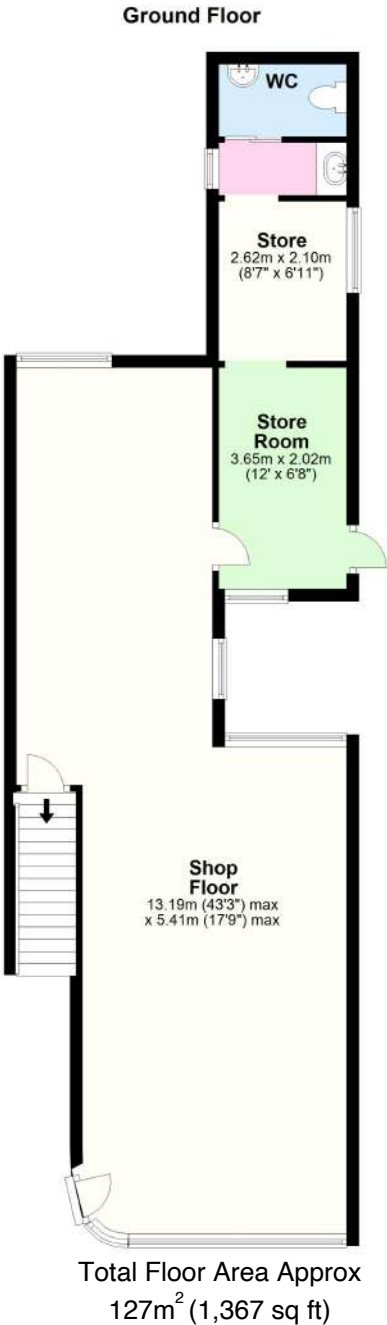
BUSINESS RATES

Business Rates Valuation £12,000 Full Rates Payable £5,988 2025/26, however, with the current Small Business Rates Relief the Rates Payable is nil.

VIEWING

By appointment only through Corbens, 01929 422284. The postcode for the premises is BH19 1BX.

Property Ref INS2148



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.

