

RAILWAY HOUSE
2 REMPSTONE ROAD
SWANAGE
DORSET
BH19 1DW
Opposite the Steam Railway Station



Tel: 01929 423333
(24 hours)
Web: www.milesandson.co.uk
Email: property@milesandson.co.uk



Kings Road East, Swanage, Dorset BH19 1ES

Leasehold lock-up shop/commercial premises in an arcade within Swanage town centre. 5 year leases with tenant only break clauses - PLEASE CONTACT US FOR FURTHER DETAILS. (also available as two smaller separate units).

- Leasehold lock-up shop/commercial unit
- Town centre Arcade
- 5 year lease (excluded for 1954 Act)
- Tenant only break clauses
- FULL DETAILS ON REQUEST

£9,000 Per Annum

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MAIN DETAILS

TOWN CENTRE LEASEHOLD LOCK-UP SHOP/COMMERCIAL UNIT

Lessees communal W.C.'s – Dustbin store

SITUATION: Within Swanage town centre situated just off the High Street almost adjacent the town Library.

DESCRIPTION: A lock-up shop/commercial unit within an arcade of similar properties on the ground floor (with residential flats above), purpose-built in 2011.

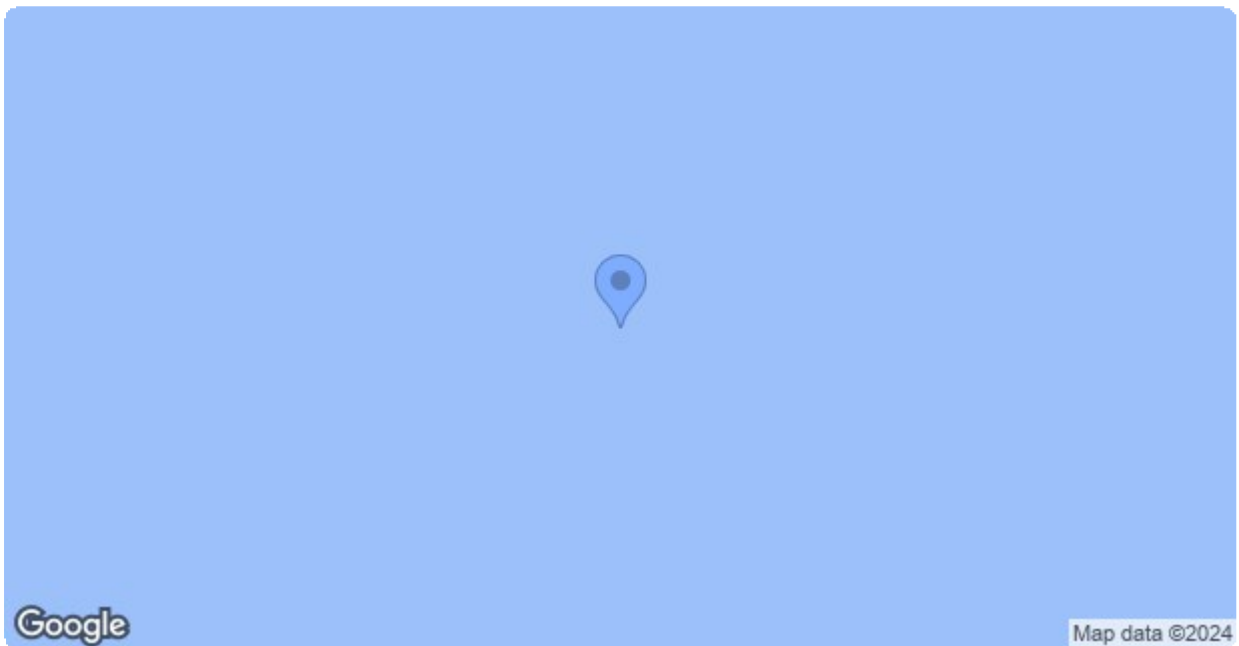
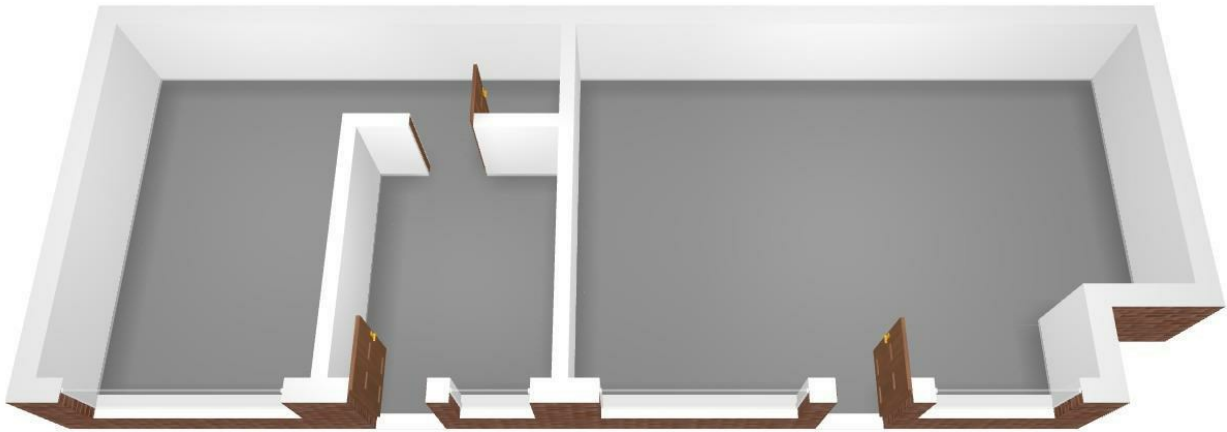
COMMUNAL ENTRANCE: From both Kings Road East and Commercial Lane, central walk-way, W.C.'s for the use of lessees (not public) only, dustbin store.

UNIT: Maximum measurements 36'3" (11.07m) x 14'10" (4.52m). Two sets of double entrance doors, window frontage.

SERVICES: Mains electric. Mains water and drainage. NB: Any services mentioned have not been tested by Miles and Son.

VIEWING: By appointment only please, with the Agents MILES & SON. Office open Monday-Friday 9am-5/5.30 pm and Saturday 9am-3pm April-October inclusive, 9am-12.30pm at other times.

The Property Misdescription Act 1991. These particulars have been prepared to the best of our knowledge and belief in accordance with the Act and they shall not constitute an offer or the basis of any contract. Our inspection of the property was purely to prepare these particulars and no form of survey, structural or otherwise was carried out. Defects and/or other matters may be revealed on a survey carried out on your instructions. Internal measurements and site measurements where given are approximate and intended only as a guide as obstacles may well have prevented accuracy. Floor plans are not to scale and are for guidance only. You are advised to check the availability of this property before travelling to view. An appointment to view should be made and all negotiations conducted through Miles & Son.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC 