

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



High Street, Swanage, Dorset BH19 2NX

INVESTMENT OPPORTUNITY. Mixed use commercial and residential town centre premises. Rented shop generating £7680 per annum, with 3-storey 1 bedroom, 1 reception room maisonette with potential to achieve £750-800 pcm. Also ideal to provide home and income.

- Mixed use commercial and residential premises
- Basement storage
- South facing double bedroom with bay window
- Well appointed galley-style kitchen
- Ideal for investment, or to provide home and income
- 1st and 2nd floor maisonette (vacant from September 2025) with own ground floor entrance
- South facing lounge with bay window
- Rented ground floor shop generating £7680 per annum
- Potential to generate long let income of £750-800 pcm.
- Contemporary shower room/W.C.

Asking Price £299,950

High Street, Swanage, Dorset BH19 2NX

SITUATION:

Within the heart of Swanage Town centre on the one-way High Street near shops & restaurants, convenient for access to the beach, seafront, bus and Heritage Steam Railway station.

DESCRIPTION:

An opportunity to purchase a mixed use residential/commercial property for investment – both the shop and maisonette over are tenanted, although the maisonette is due to be vacated in September 2025. The shop currently rents for £7,680 per annum), and the maisonette would likely achieve between £750 and £800 per calendar month on a separate residential long let. The property would also be considered ideal for an individuals home and income (subject to the correct notices being served).

ACCOMMODATION

GROUND FLOOR:

SHOP (S):

11'6" (3.5m) plus bays x 11'2" (3.4m). Glazed entrance door, double fronted window display, tiled floor. Opening to:

INNER HALL:

Doors to basement, and residential entrance lobby (currently locked). Door to:

STORE/OFFICE (N):

8'8" (2.65m) x 4'5" 1.36m). Tiled floor.

LOWER GROUND FLOOR

BASEMENT:

14'11" (4.55m) x 11'5" (3.47m with a restricted head height of 5'8" (1.72m) floor to beam. Light and power.

MAISONETTE:

(Access from Kings Road East). Steps up to:

ENTRANCE HALL:

Double glazed entrance door.

W.C:

Low level w.c., obscure double-glazed window, wash basin.

FIRST FLOOR

LANDING (N):

Cupboard housing fuse box, radiator.

LOUNGE (S):

13'4" (4.07m) into bay x 11'7" (3.52m). Sunny aspect, radiator, TV aerial point, telephone point.

KITCHEN (N):

Well appointed galley style kitchen. 11'1" (3.38m) x 4.5" (1.36m). Single drainer stainless steel 1½ bowl sink unit with mixer tap and work surfaces with drawers, cupboards, space and plumbing for washing machine and fridge space under, electric cooker point, tiled splash backs, wall cupboards, gas boiler.

SECOND FLOOR

LANDING (N):

Store cupboard.



DOUBLE BEDROOM (S):

13'4" (4.07m) into bay x 11'7" (3.53m). Sunny aspect.

SHOWER ROOM/W.C.:

Contemporary shower room with tiled shower cubicle with mains shower unit, wash basin with mixer tap, low level w.c., obscure double-glazed window, towel radiator.

OUTSIDE:

There is a small yard to the rear of the maisonette.

BUSINESS RATES:

Rateable Value: £3,200.00 for the commercial element. Applicants should check with Dorset Council the amount of rates that will be actually payable per annum, or whether their business will be subject to Small Business Rates Relief.

COUNCIL TAX:

Band A: £1792.96 payable for 2025/26 (excluding discounts).

ADDITIONAL INFORMATION

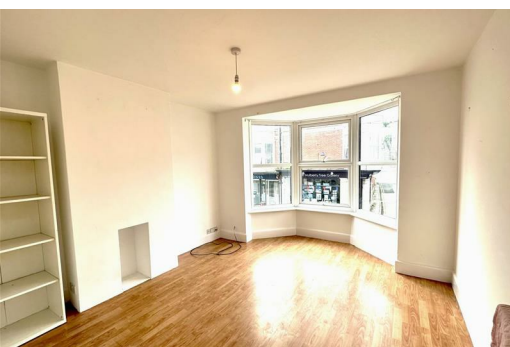
Property type: Terraced, mixed use. Construction: Standard. Electric supply: Mains. Water supply: Mains. Heating: Mains gas (residential). Broadband: FTTP (checker.ofcom.org.uk/). Mobile signal/coverage: Please see: checker.ofcom.org.uk/

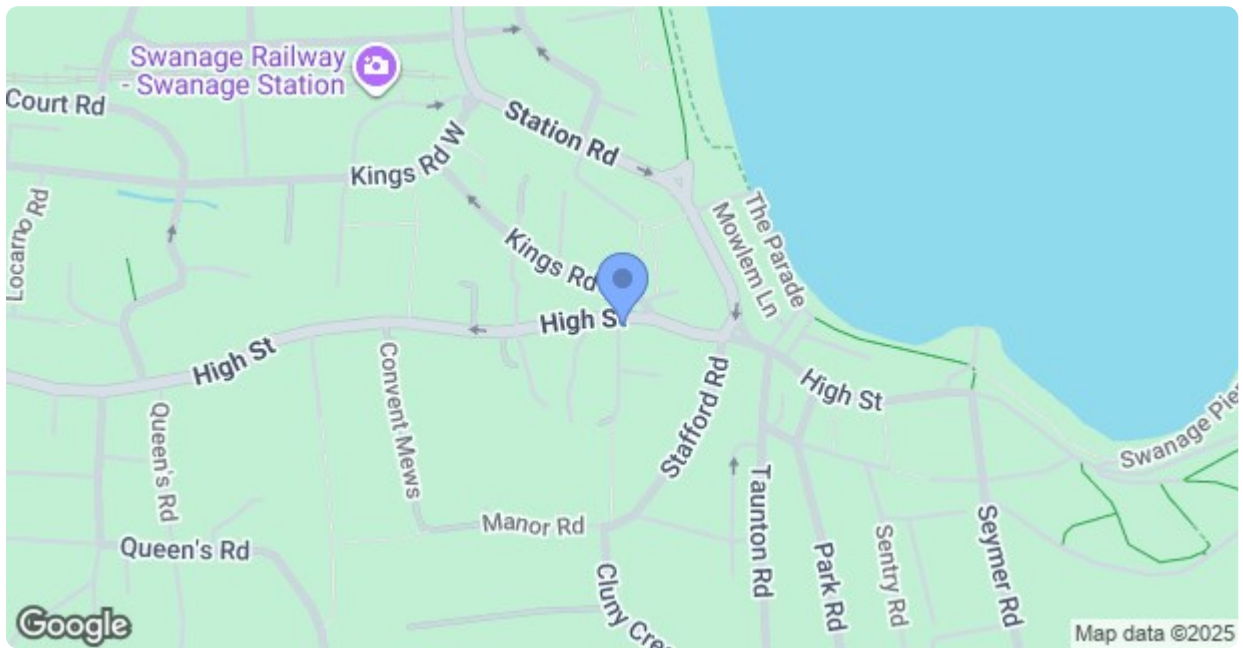
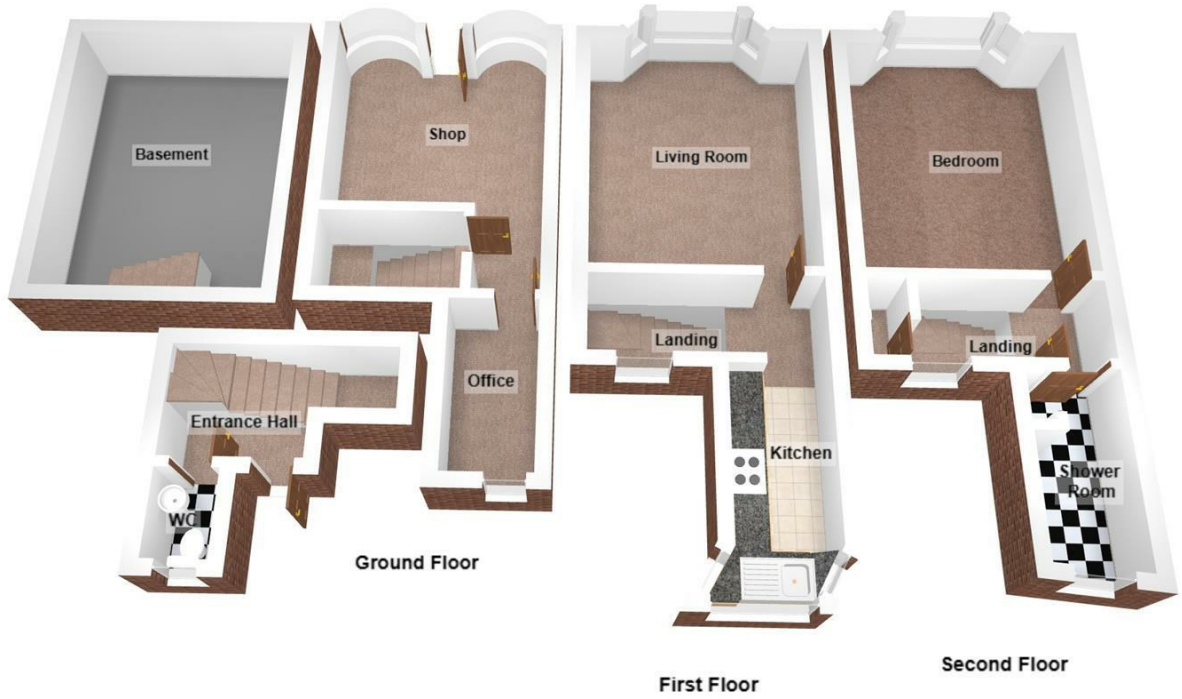
VIEWING:

By prior appointment only please, through the Agents MILES & SON during normal office hours (lunchtimes included).

THE PROPERTY MISDESCRIPTION ACT 1991:

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. Any appointment to view should be made, and all negotiations conducted, through Miles & Son.





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