

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



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High Street, Swanage, Dorset BH19 2NX

INVESTMENT OPPORTUNITY. NO CHIAN. 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.

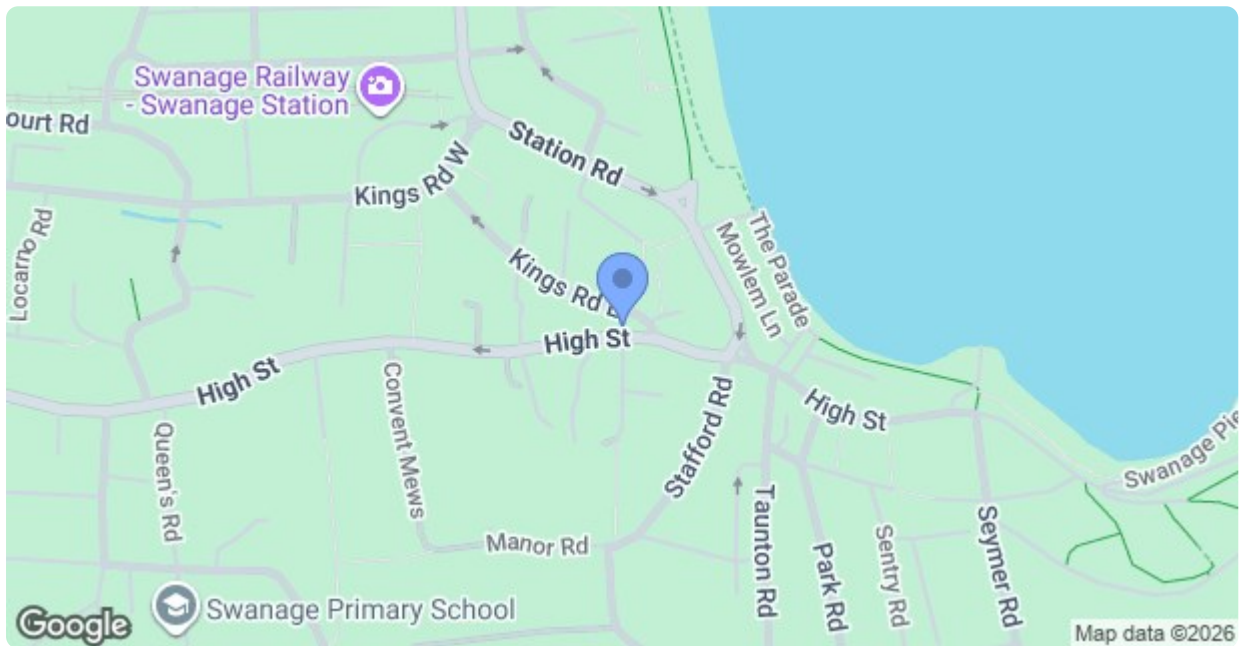
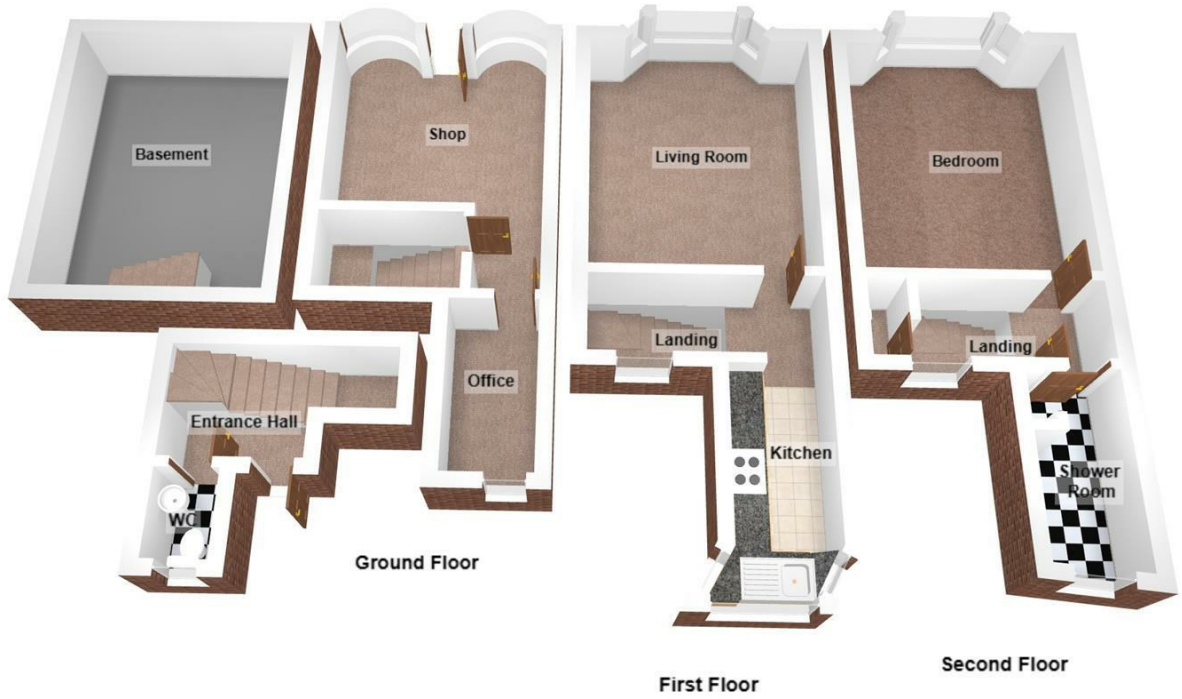
- Mixed use commercial and residential premises
- Basement storage
- South facing double bedroom with bay window
- Well appointed galley-style kitchen
- Ideal for investment, or to provide home and income
- 1st and 2nd floor maisonette (vacant from September 2025) with own ground floor entrance
- South 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 £279,500

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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	