

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.** 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.

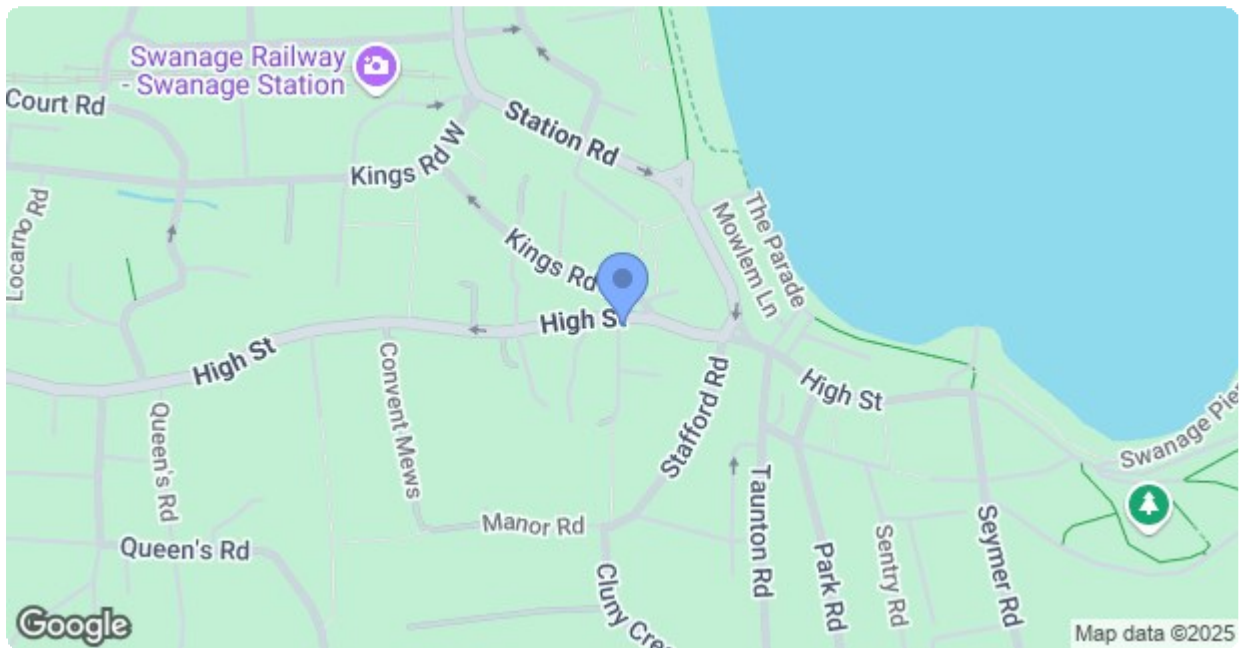
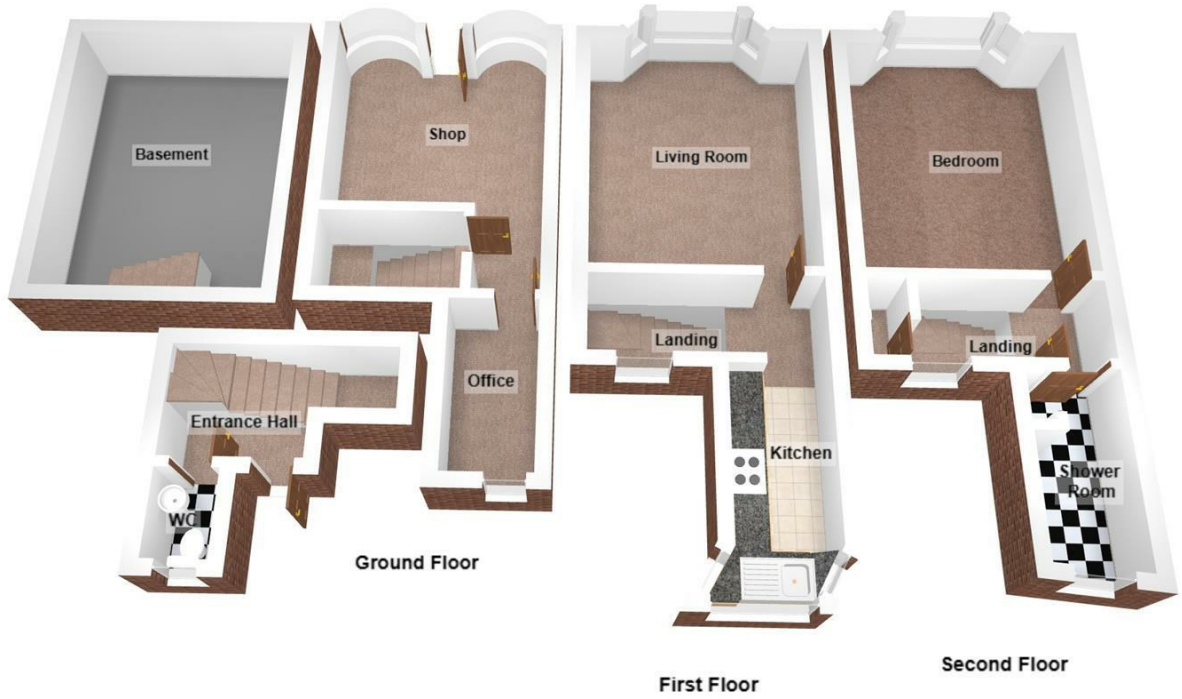
- Mixed use commercial and residential premises
- Basement storage
- South facing double bedroom with bay window
- Well appointed galley-style kitchen
- Ideal for investment, or to provide home and income
- 1st and 2nd floor maisonette (vacant from September 2025) with own ground floor entrance
- South 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 £325,000**

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