

High Street

Swanage, BH19 2NX

1 2 1 D

Asking Price
£249,950 Freehold

Hull Gregson Hull

High Street

Swanage, BH19 2NX

- Unique Opportunity to Acquire a Shop & One Bed Maisonette Above
- No Onward Chain
- Central Swanage Location
- Double Glazing Throughout
- Deceptively Spacious One Bedroom Maisonette
- Private Entrance to the Maisonette
- Retail Space, Office & Basement
- Bright and Airy Throughout
- Two W.C
- Great for Buyers Looking to Run a Business from Home





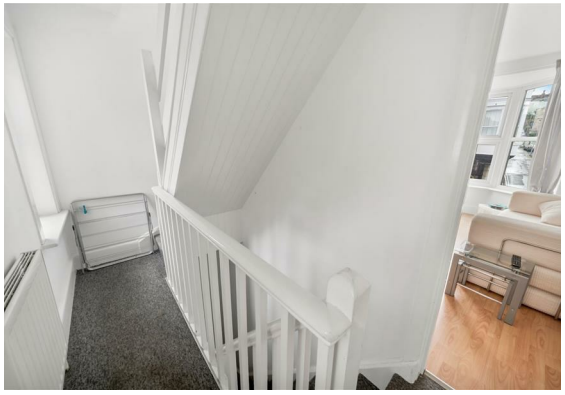












Retail Unit with Basement & Office and Three Storey One Bed Maisonette | Central Swanage Location | No Forward Chain

THE SHOP
The shop has an approx. area of 355 sq ft and is conveniently situated in a prime trading position in Swanage in the heart of the town centre and provides a great space to run a commercial business. The main shop floor, which benefits from two large bay windows for display, then leads to a useful office area, and stairs descend to a deceptively spacious basement, ideal for the storage of goods. The shop is currently used as a boutique clothes shop and can be sold with tenant in situ or with vacant possession.

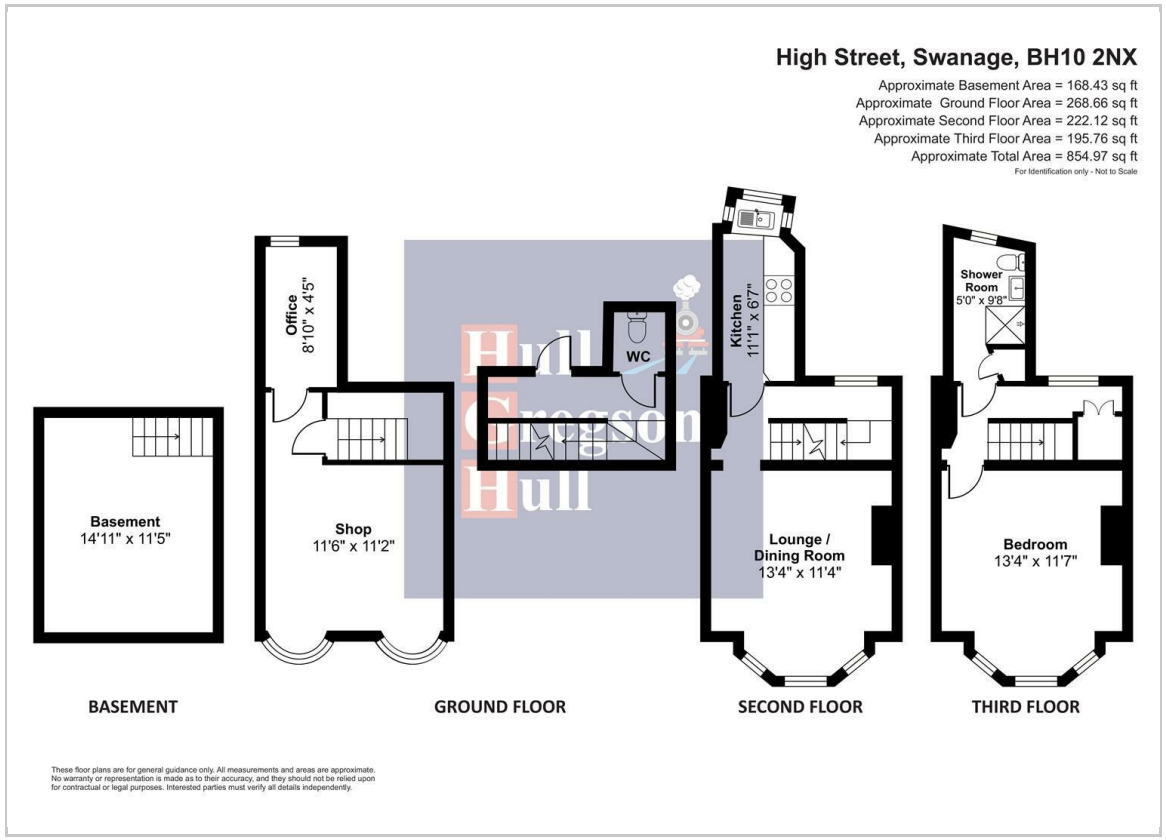


THE MAISONETTE
A comfortable and well-positioned maisonette offering an excellent opportunity for those seeking a conveniently located property close to the town centre and its award-winning sandy beaches.

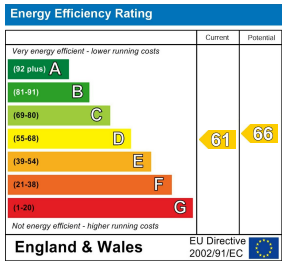
Approached via its own private entrance, and small courtyard for storage of bikes and boards, the property provides a welcoming sense of independence and privacy. Internally, the accommodation is thoughtfully arranged across three floors with the ground floor providing a convenient W.C., and wash basin. Stairs rise to the first floor where we are welcomed by a particularly appealing spacious living/dining room, benefiting from a large bay window. This generous window allows plenty of natural light into the room, creating a bright and pleasant space with room for large sofa and plenty of freestanding furniture. Across the hallway from the living area is a space-saving kitchen, comprising base and eye-level storage units, space and plumbing for a washing machine, under counter fridge/freezer and space for a gas cooker and hob. The inset sink sits below another bright window allowing plenty of light. In the hallway there is additional storage.

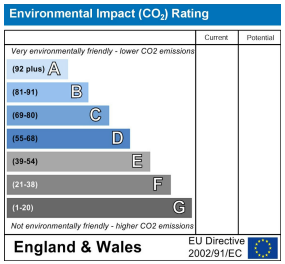


Stairs rise again to the top floor, where the bedroom and shower room are located. The double bedroom allows plenty of room for a double bed and freestanding storage, while the shower room is fitted with shower cubicle, WC and wash basin, airing cupboard. There is built-in storage on the landing. The maisonette would make an appealing permanent home, coastal retreat or investment opportunity.
The property's central location is a major attraction, placing the many facilities and amenities of Swanage within easy reach, and is a stone's throw from the beach front. This is an incredibly versatile property with the opportunity to live and run your own business from home, or add to your rental or commercial portfolio. The town centre offers a range of shops, cafés, restaurants and traditional steam railway, while the seafront, beach and picturesque surroundings of the Isle of Purbeck are also readily accessible.









Entrance Hall with W.C and Basin

Shop Front
11'6" max x 11'2" max (3.51m max x 3.40m max)

Back Office/Store
8'8" x 4'5" (2.65 x 1.36)

Basement
14'11" x 11'6" (4.55m x 3.51m)

Lounge/Dining Room
13'4" x 11'7" (4.06m x 3.53m)

Bedroom
13'4 x 11'7 (4.06m x 3.53m)

Kitchen
11'1" x 6'7 (3.38m x 2.01m)

Shower Room
9'8" x 5" (2.95m x 1.52m)

Additional Information.
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy. The Energy Performance Rating for the retail premises is E.

Property type: Mixed Use
Property construction: Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Gas
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. checker.ofcom.org.uk/

Disclaimer.
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. In some instance, virtual staging and virtual enhancements are used. Intending purchasers should not rely on any photos or descriptions as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.