

WWW.CORFEBEARS.CO.UK

No. 39

You can never have too many....



CORFE BEARS
The Swanage
Teddy Bear
Shop is open
daily, approx
10am - 4pm

CLOSING DOWN
SALE
FLOOR

Purses and accessories
SALE

Purses and accessories
SALE

Purses and accessories
SALE



High Street
Swanage, BH19 2LT

£833 PCM



High Street

Swanage, BH19 2LT

- £833 PCM /£10,000 PER ANNUM
- Prominent Location
- Spacious Trade Area
- Store Room
- Kitchenette
- Town Centre Frontage
- Open Plan
- Versatile Space
- AVAILABLE JANUARY 2026
- PLEASE CALL TO ARRANGE A VIEWING

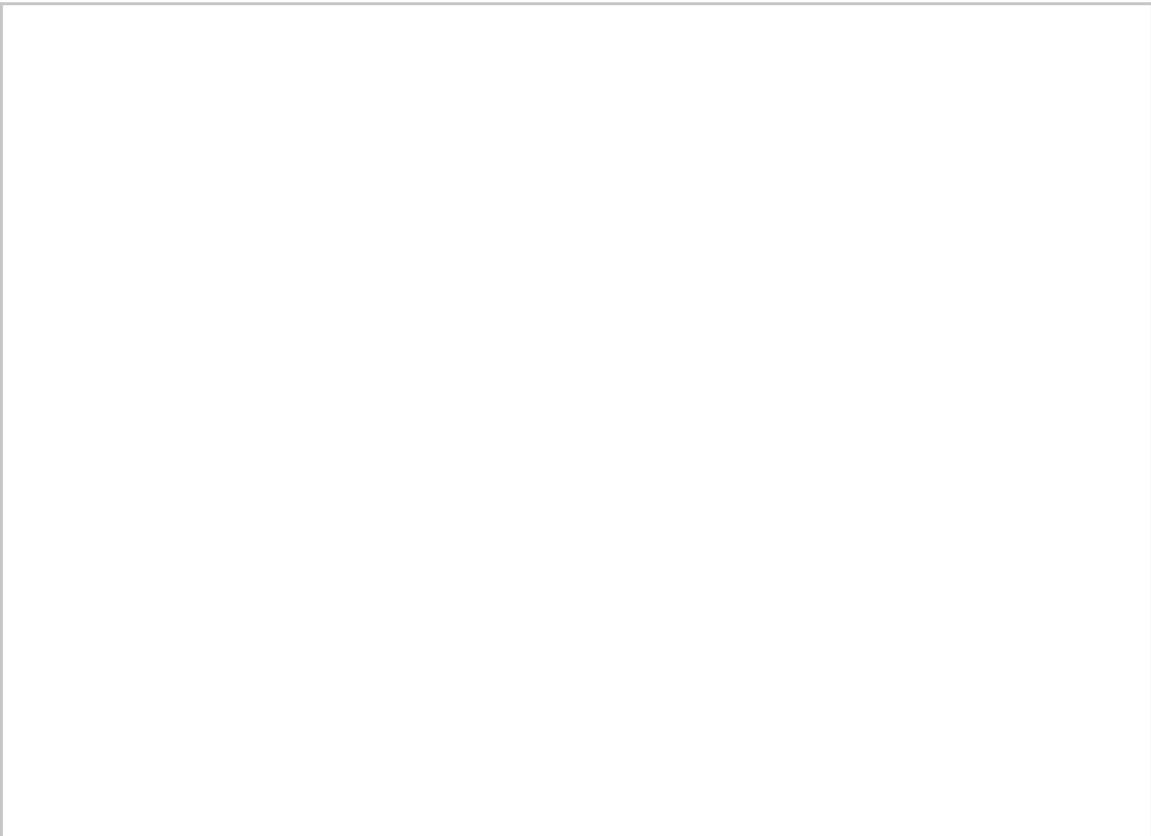




Located moments from the seafront, transport links, and public parking, the shop sits among a vibrant mix of independent traders, cafés, and retailers, making it a desirable position for any business looking to establish or expand in Swanage.

Situated in the heart of Swanage's bustling town centre, this well positioned retail unit offers an excellent opportunity for a wide range of businesses. The shop benefits from a prominent frontage onto one of Swanage's main commercial streets, ensuring continual exposure to both local residents and the town's high volume of tourist traffic.

The shop features a large, open plan sales area, providing a bright and versatile layout that can be easily adapted. To the rear, the premises include a useful store room and kitchenette, offering practical back of house space for stock, preparation, or staff use.



Trade Area
 15'6" max x 35'9" (4.73 max x 10.90)

Store/ Kitchenette
 16'2" x 9'6" (4.93 x 2.90)

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. Intending purchasers should not rely on them 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Lettings Additional Information.

The following details have been provided by the Landlord, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

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

Legal Fees

For a New Lease - Should any legal fee's be incurred to create, amend or register the lease, the tenant will be responsible for paying any and all costs.

If an assignment is carried out, the existing and new tenants will be responsible for any costs.

Lease

A 7 year lease (with a 3 year break clause) at a rental of £833 per calendar month.
 The rent will be paid monthly in advance.

Council Tax

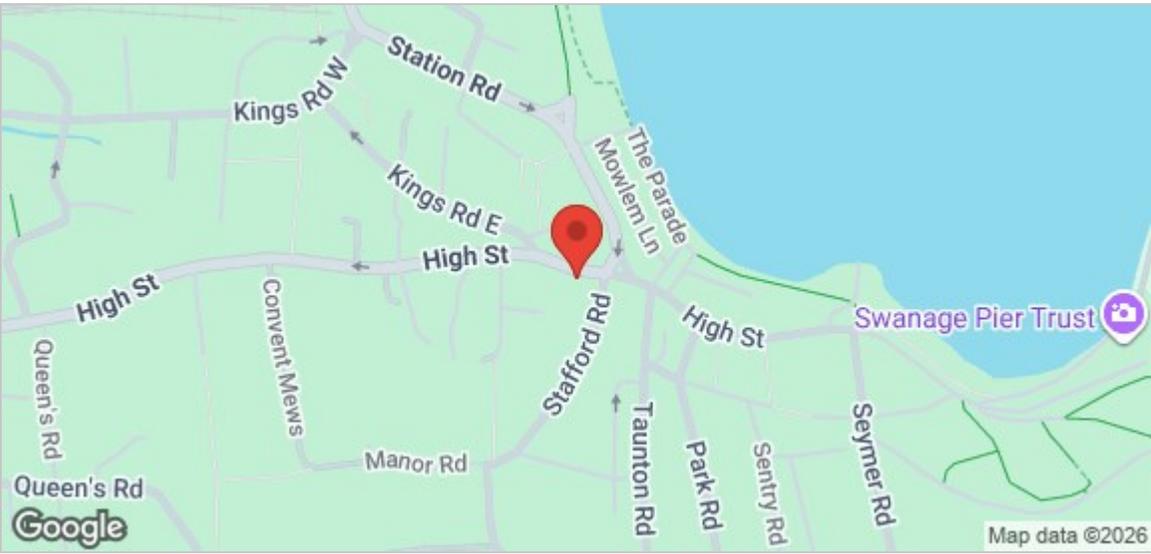
The shop may be liable for business rates, however, small business rate relief may apply - applicant should make enquiries with Dorset Council

Deposit

Holding Deposit (per tenancy) — One week's rent.

This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit (per tenancy. Rent under £50,000 per year) — Five weeks' rent.
 This covers damages or defaults on the part of the tenant during the tenancy



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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		