Swanage, BH19 2NT

Flat, Shop - Planning approved to convert into 4 Bed House.

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Guide Price
£425,000

Hull Gregson Hull

High Street

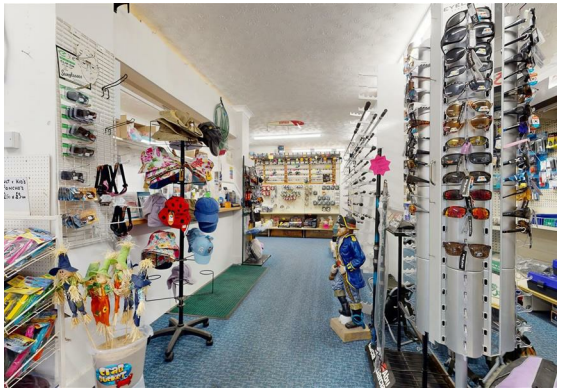
Swanage, BH19 2NT

- UNIQUE OPPORTUNITY - Home or Home with Income
- Retirement Sale
- Popular Seaside Resort
- Town Centre Location
- Close to Promenade, Pier and Stone Quay
- Freehold Property
- Owners' Spacious First Floor Accommodation
- 2 Bedrooms
- Retail Shop Approx 72sqm Plus Paved Forecourt
- Planning Permission ganted to convert into 4 Bedroom Residence

A UNIQUE OPPORTUNITY TO ACQUIRE a FREEHOLD PROPERTY arranged as a TWO BEDROOM FIRST FLOOR FLAT with RETAIL SHOP on the ground floor situated in an IDEAL LOCATION on the THRIVING LOWER HIGH STREET CLOSE TO THE SEA FRONT and SWANAGE PIER.

The business has been established for forty years, but, also now has full planning permissions for alteration to a FOUR BEDROOM RESIDENCE, granted June 2024. (P/FUL/2024/00475)

The flat over the retail premises is accessed from the front of the building with a staircase turning and rising to the first floor.



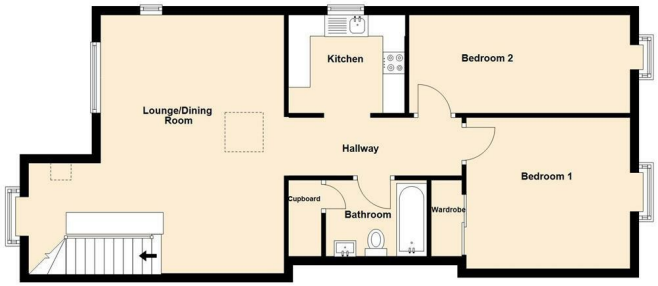
The spacious open-plan lounge/dining room looks out onto the High Street through feature windows and extra illumination is provided by skylights, one of which sits over a useful space with built in storage along a landing dedicated as a home office.

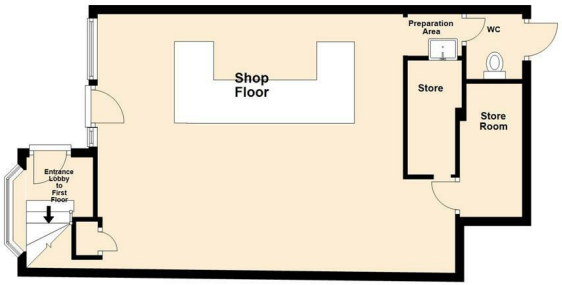
From the lounge/dining room an archway opens into an inner hallway and the kitchen to the left has a good range of worktops with tiled surround, and attractive base and wall units providing ample storage. Integral appliances include electric hob with filtration hood, electric under oven and dishwasher. There is space for freestanding washing machine and fridge/freezer. From the hallway and into the two bedrooms which both have space for a double bed and views over Swanage Bay to Ballard Down. The main bedroom has the benefit of a double built in wardrobe, and bedroom two, ample space for wardrobe and chest of drawers.

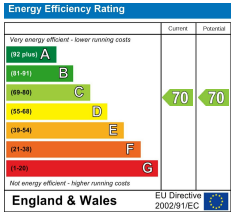
The bathroom has fully tiled walls and a white suite comprising bath with independent shower over, wash basin vanity unit and WC.

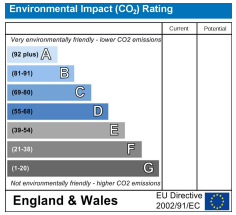
The Freehold shop has a useable floor area of approximately 72sqm with large display window, additional store room, kitchen/preparation area and WC. A door leads to an outside courtyard and gated access along the side of the property. A good sized, southerly facing paved forecourt offers space for extra displays.

A property with great potential, this attractive building tastefully updated but retains much of the character of the Swanage street scene. It has an unusual facade denoting this as being the location of 'Charles Burts' Stone Office and Weighbridge' from the 19th Century when the local Purbeck stone industry was prominent and brought wealth to the area.









SHOP FLOOR
33'3" max x 20'6" max (10.16m max x 6.27m max)

Store

Kitchen/Preparation Area

WC

FIRST FLOOR

Open-Plan Lounge/Dining Room
19'6" max x 19'3" max (5.96m max x 5.89m max)

Kitchen
8'9" x 7'5" (2.68m x 2.28m)

Bedroom One
11'4" x 9'3" (3.46m x 2.82m)

Bedroom Two
12'7" x 7'2" (3.86m x 2.19m)

Bathroom
7'7" x 5'8" (2.33m x 1.73m)

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.

Property type: Retail Business and Owners' Accommodation with SAV if required. Tenure: Freehold
Property construction: Standard
First Floor Flat - Council Tax B. Business Rateable Value currently £5,500 per annum. Dorset Council.
EPC: First Floor Flat: C/70 Shop - C/56
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: First Floor Flat: Gas Central Heating
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. 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.