



**108 - 112 Victoria Avenue**

Swanage, BH19 1AS



**£525,000 Freehold**



# 108 - 112 Victoria Avenue

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- Freehold Industrial Unit
- Workshop Space
- Private Office On Site
- Large Forecourt For Multiple Vehicles
- Additional Garages
- Central Location
- No Chain / Ready To Go
- Huge Potential
- Large Outbuilding Included
- Ideal Investment





Nestled in the heart of Swanage, on Victoria Avenue, Greystone Garage presents a remarkable opportunity for investors and entrepreneurs. This substantial Purbeck stone-built workshop has been a thriving car garage for over 25 years, previously specialising in vehicle repairs and MOT services. Spanning approximately 800 square metres, the property boasts ample storage and parking facilities, making it an ideal setting for various industrial uses. There is a W.C onsite and a separate office.

The garage's strategic location between the two main industrial areas of Swanage, alongside a petrol



station with a shop, enhances its appeal. The property features a spacious yard area, perfect for parking and manoeuvring vehicles, ensuring convenience for both staff and customers. Parking on the forecourt is aplenty.

Furthermore, a detached stone building on the site includes both power and light and would make for a great store or office space, given it's generous size.

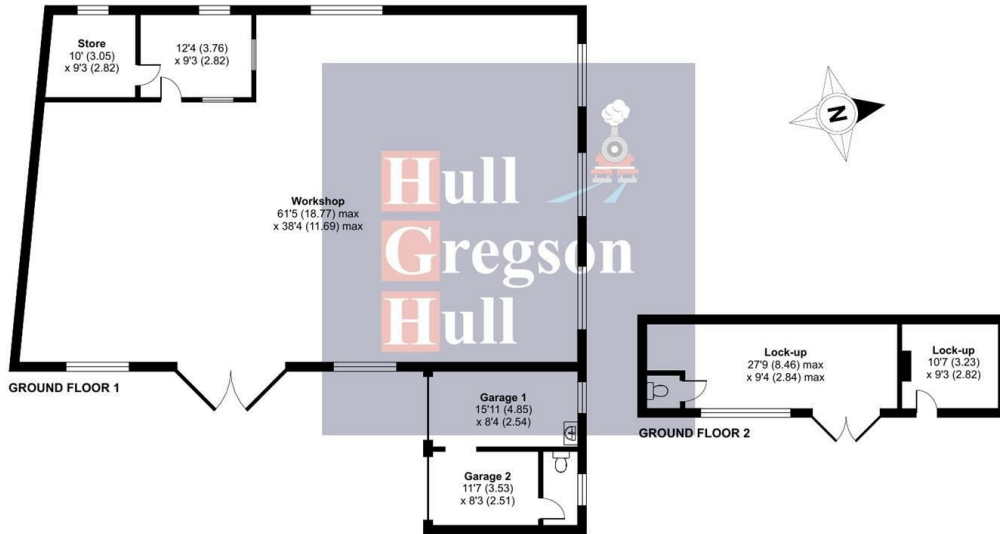
This property represents a lucrative business opportunity. With its rich history and promising future, Greystone Garage is a unique investment that should not be overlooked. Whether you are looking to continue its legacy as a successful garage or embark on an exciting development project, this property is poised to meet your aspirations.



## Victoria Avenue, Swanage, BH19

Approximate Area = 2654 sq ft / 246.5 sq m  
 Garage = 272 sq ft / 25.3 sq m  
 Total = 2926 sq ft / 271.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1360404

**Workshop**  
 61'6" x 38'4" (18.77 x 11.69)

**Site Office**  
 12'4" x 9'3" (3.76 x 2.82)

**Store**  
 10'0" x 9'3" (3.05 x 2.82)

**Garage One**  
 15'10" x 8'3" (4.85 x 2.54)

**Garage Two**  
 11'6" x 8'2" (3.53 x 2.51)

**Lock-Up One**  
 27'9" x 9'3" (8.46 x 2.84)

**Lock-Up Two**  
 3.23 x 2.82

### Additional Information.

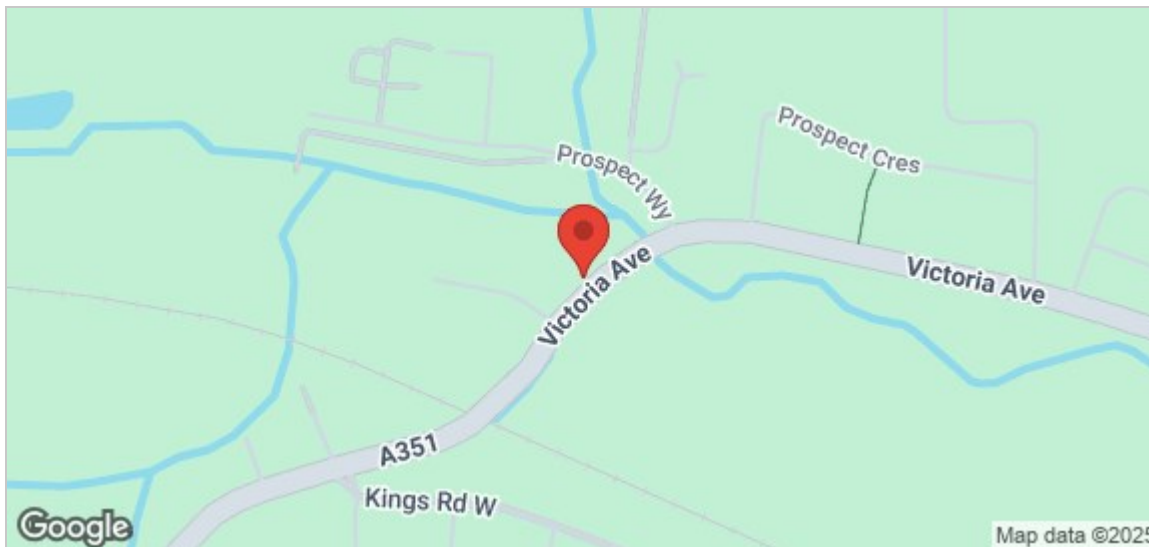
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Garage / Workshop  
 Property construction: Stone  
 Mains Electricity  
 Mains Water & Sewage  
 Heating Type: N/A

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. [checker.ofcom.org.uk/](http://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.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(02 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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	