On Behalf of Barclays Bank Plc

RETAIL UNIT TO LET

22 Station Road, Swanage, Dorset, BH19 1AE





Key Features

- Popular Seaside Town
- Prime Retail Pitch
- Return Frontage

Viewing

By appointment via this office:

Andrew Jackson

t: +44 117 9435 855

m: +447887952215

e: andrew.jackson3@cbre.com

James Nelson

t: +44 117 9435 869

m: +44 791 969 1395

e: james.nelson@cbre.com

CBRE Limited

Floors 13 & 14 Clifton Heights, Triangle West Clifton Bristol BS8 1EJ

www.cbre.co.uk/retail

Date of Issue 19/10/2018

Location

Swanage is a popular coastal town in South East Dorset on the Isle of Purbeck, approximately 6 miles south of Poole and 25 miles east of Dorchester. Much of the local economy is supported by the tourism industry and second home owners. The property is situated on the east side of Station Road in a prime pitch, with surrounding occupiers including **Greggs**, **Nationwide**, **Budgens** and **WH Smith**.

Description

The property comprises a ground floor retail unit, currently arranged as a banking hall to the front and ancillary accommodation to the rear, with a return frontage onto Mermond Place.

Accommodation

The property comprises of the following approximate floor areas:

Ground Floor 105.54 sq m 1,136 sq ft

Tenure

An assignment of an existing effectively Fully Repairing and Insuring lease expiring 14th June 2027. There is a tenant only break option dated 14th June 2022.

Rent

The current passing rent is £23,000 per annum.

The next rent review is dated 25th December 2022.

Rates

From information provided by the Valuation Office website we are informed that the current rateable value of the bank is £12,250. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

The Uniform Business Rate (UBR) for England for the year 2018/2019 is 49.3p per pound rateable value.

EPC

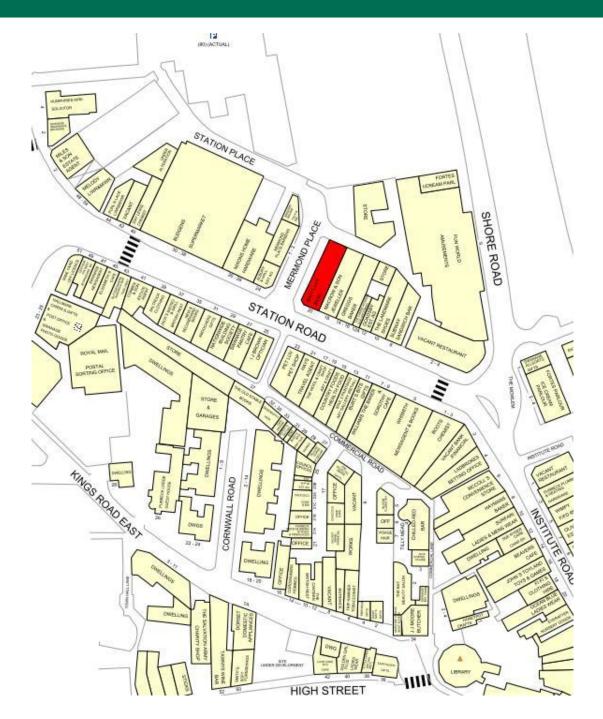
EPC available on request.



On Behalf of Barclays Bank Plc

RETAIL UNIT TO LET

22 Station Road, Swanage, Dorset, BH19 1AE



Not to scale

Promap Plans include mapping data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright, All rights reserved. CBRE Ordnance Survey Licence Number: 1000191





CBRE Limited on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Whilst GREL imited uses reasonable endeavours to ensure that the information in these particulars is materially correct, any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselvees by inspection, searches, enquiries, surveys or otherwise as to their accuracy. CBRE Limited as such cannot be held responsible for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars. 3. No person in the employment of CBRE Limited has any outhority to make any representation or warranty whosever in relation to this property. 4. Unless otherwise stated, all purchase prices and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.