

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:

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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
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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.

