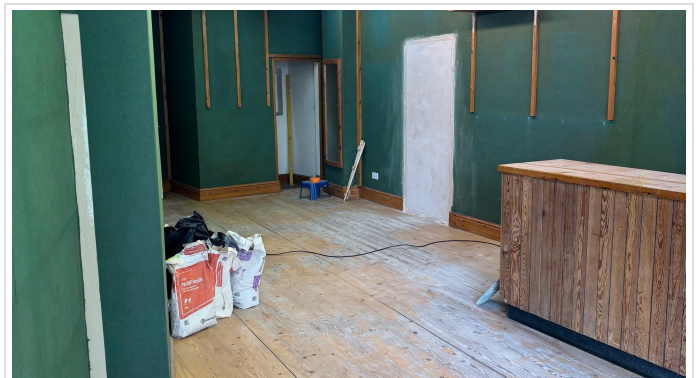


## Bed Retail Property In Rainbow End Too The Square, Swanage, BH19 2LJ

£1,250 Monthly

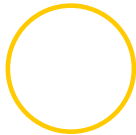




## **SHORT DESCRIPTION**

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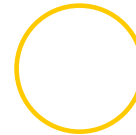
Property Ref: 16632 Excellent double fronted retail premises, located in the heart of Swanage overlooking the town Square to the sea. Retail area of approximately 57 sqm Planning Classification Class E: commercial, business and service uses Vacant possession RETAIL AREA STORE ROOM, OFFICE CLOAKROOM LEASE TERMS New 5 Year lease, outside of the Landlord and Tenant Act 1954 3 Year Rent Review Rent payable quarterly in advance 3 months deposit which will be returned at the end of the tenancy, subject to the property being left in a satisfactory condition The tenant will be responsible for a fair share of the maintenance and insurance of the building LOCATION Swanage is an extremely popular coastal resort which attracts many thousands of tourists throughout the year and is renowned for its scenic beauty and as being the gateway to the Jurassic World Heritage Coastline. Mainline rail link at Wareham, to London Waterloo approximately 2.5 hours. The A31 can be joined at Bere Regis providing a route to the M27 & M3 and London & Home Counties beyond. RATEABLE VALUE £10,500 Current Rates Payable Small Business Rate Relief Available. Property Type: Retail Property Full Renting price: £1250.00 Pricing Options: Fixed Price Tenure: Fixed Price EPC rating: C Measurement: 600 sq.ft.



**Bed Room(s)**



**Bath Room(s)**



**Living Room(s)**

## **FLOOR PLAN**

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Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

## **EPC GRAPH**

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Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

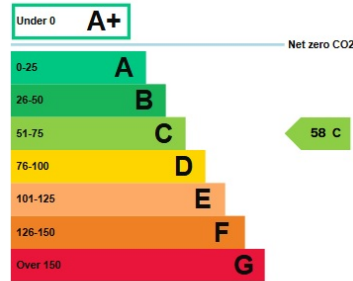
Property type	Retail/Financial and Professional Services
Total floor area	57 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.  
You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.  
The better the rating and score, the lower your property's carbon emissions are likely to be.

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