

**TO LET****Commercial  
Premises In Sought  
After Location**

Small Business Rate Relief  
Available Subject To Terms

**257 SQ FT // 23.89 SQ M**

**Summary**

- A variety of uses to be considered within Use Class E
- Flexible lease terms available
- Short stay parking located at the front of the premises
- Small business rates available subject to terms

**Quoting Rent: £8,000 pax**

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## Location

- Swanage is a coastal town and civil parish located in the south east of Dorset
- Offering local amenities including a general store, post office and several public houses

## Description

- A lock up commercial premises suitable for a variety of uses
- A WC is located within the demise

## Accommodation

The accommodation is approximately **257 sq ft (23.89 sq m)** plus WC with wash hand basin.

## Terms

The premises are available to let by way of a new full repairing and insuring lease, term and rent review pattern by negotiation, at a commencing rental of **£8,000 per annum**, exclusive of rates and insurance premiums payable quarterly in advance by standing order.

## Rateable Value

**£5,900 (1st April 2026)**

100% small business rates relief is available on all properties with a rateable value of £12,000 or less (subject to terms).

## Legal Costs

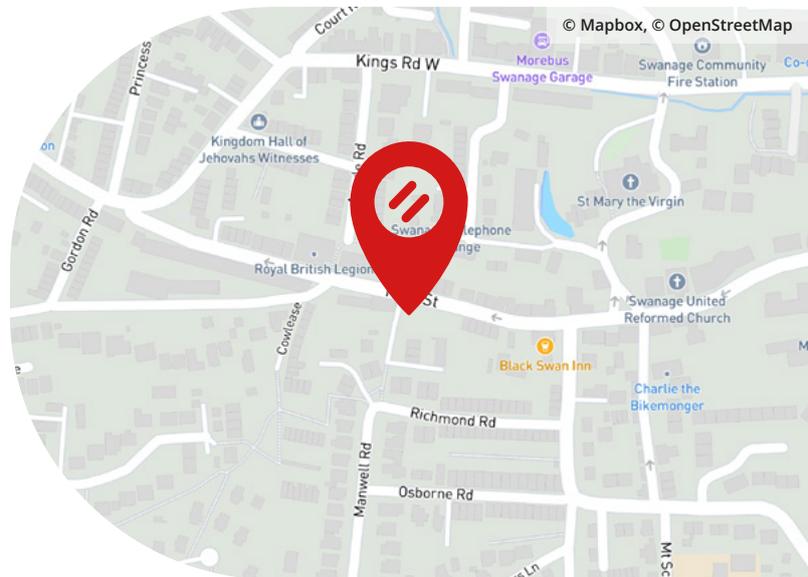
Each party to be responsible for their own legal costs incurred in the transaction.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## EPC Rating

D - 94



## Viewings

Strictly by prior appointment through the sole agent, **Goadsby**, through whom all negotiations must be conducted.



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## Important

### THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

### IDENTIFICATION

Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

### FINANCIALS

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.