

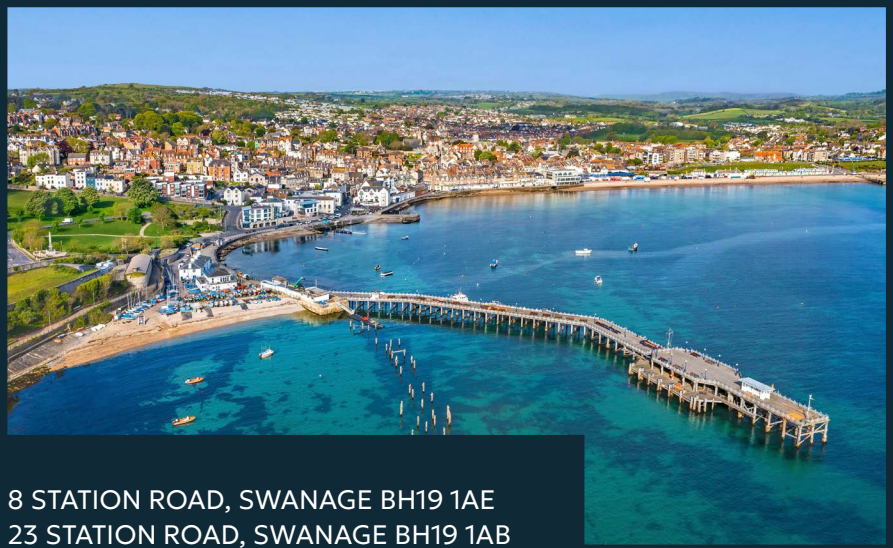
For Sale

TWO FREEHOLD MIXED USE INVESTMENT OPPORTUNITIES

Situated in the heart of Swanage, on the stunning Jurassic Coast

AVAILABLE INDIVDIUALLY OR TOGETHER

VAT NOT APPLICABLE





8 STATION ROAD, SWANAGE BH19 1AE
23 STATION ROAD, SWANAGE BH19 1AB

Investment Summary

8 STATION ROAD, SWANAGE BH19 1AE

- Ground floor commercial unit
- One, 2 bedroom apartment let by way of an assured periodic tenancy
- 1 apartment sold off by way of a long leasehold interest
- Total current passing rental: **£30,000 per annum exclusive**

Price: £375,000 (VAT not applicable)

A purchase at this level reflects a net initial yield of **7.69%**, allowing for typical purchaser's costs of **4%**.



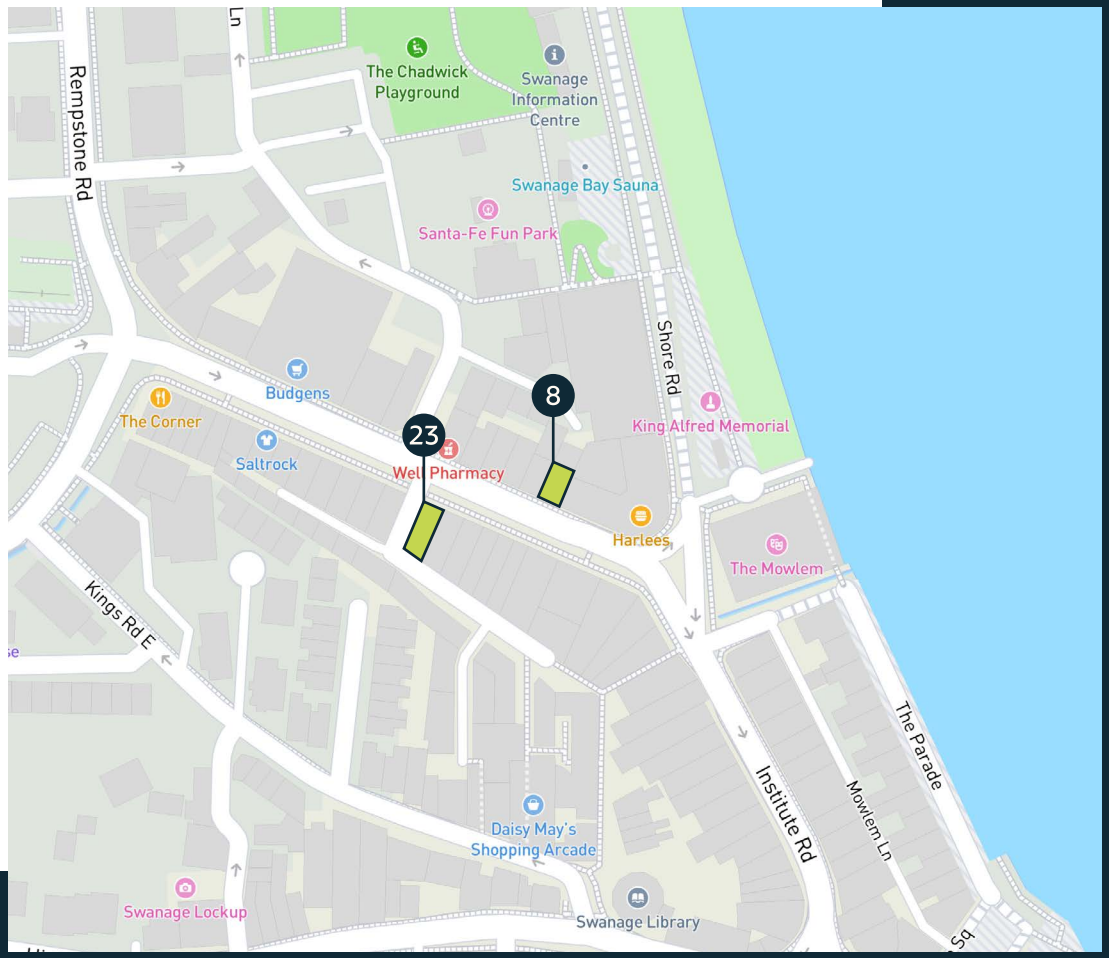


23 STATION ROAD, SWANAGE BH19 1AB

- Ground floor commercial unit
- Two, 1 bedroom apartments let by way of assured periodic tenancies
- Total current passing rental: **£35,300 per annum exclusive**

Price: £425,000 (VAT not applicable)

A purchase at this level reflects a net initial yield of **7.96%**, allowing for typical purchaser's costs of **4.33%**.



SWANAGE

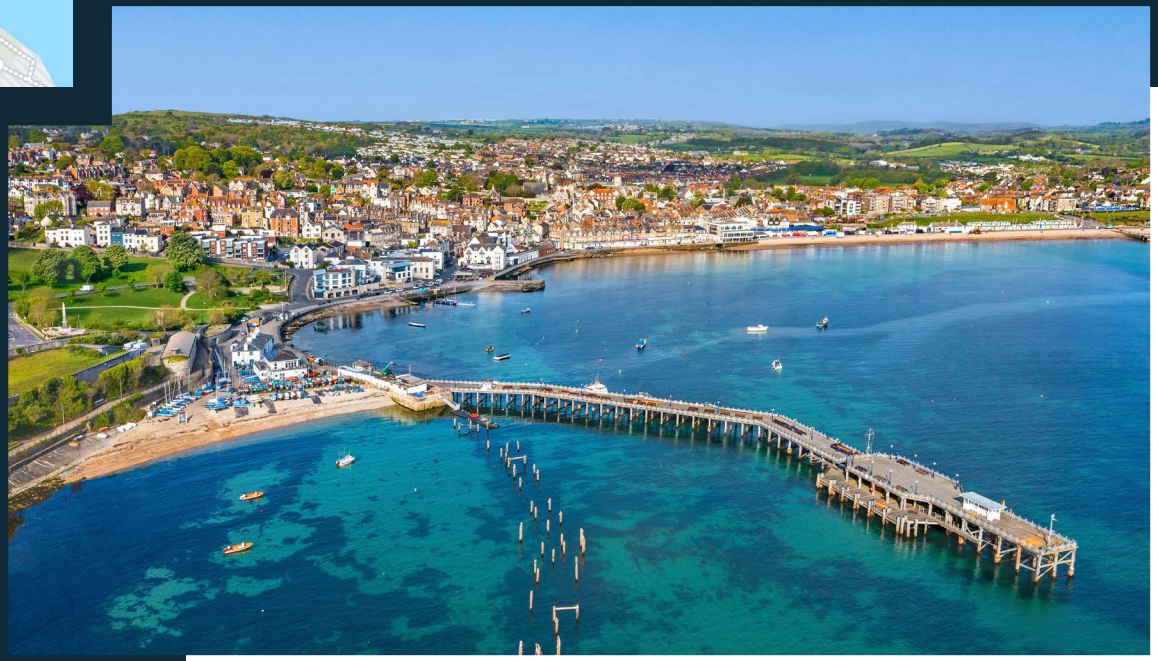
Coastal charm, strong tourism appeal and a vibrant local economy

- Swanage is an established and desirable coastal destination, offering an attractive combination of natural beauty, lifestyle appeal and commercial connectivity.
- Renowned for its picturesque sandy beach, traditional seaside charm and coastal surroundings, Swanage attracts visitors throughout the year, creating an appealing environment for holiday accommodation and property investment
- The town benefits from a vibrant local economy with a range of independent retailers, restaurants and cafes together with leisure facilities
- Beyond its immediate coastal appeal, Swanage is well positioned to benefit from its connections to wider commercial and employment centres across Dorset including Wareham, Poole, Bournemouth and Dorchester

STATION ROAD

A prime town centre location

- The properties are situated on Station Road which is an important position within the commercial part of Swanage, providing a well established trading location with convenient access to the town centre, local amenities and sea front.
- For property investors, Station Road offers the appeal of a recognised town centre location, with potential to benefit from the continued demand for commercial, residential and tourism related accommodation



8 Station Road, Swanage

Description/Accommodation

The premises are arranged over 3 storeys and comprise the following:

Ground Floor Commercial Unit

Net internal area	831 sq ft // 77 sq m

8a Station Road

First floor apartment accessed from Station Road and via the rear of the property:

Kitchen	5.68m x 2.77m
Bathroom	4.75m x 2.02m
Bedroom 1	3.78m x 4.16m
Bedroom 2	1.83m x 3.51m
Living room	3.78m x 5.47m

8b Station Road

Second floor apartment accessed via the rear of the property:
Sold off by way of a long leasehold interest. Not inspected.

Price/VAT

£375,000

We have been informed by the client that the premises are currently not elected for VAT. A purchase at this level reflects a net initial yield of **7.69%**, allowing for typical purchaser's costs of **4%**.

Additional information

Tenure:	Freehold
EPC Ratings:	Ground Floor: TBC / 8a: C - 75
Council Tax:	8a: Council Tax Band B
Business Rates:	Ground Floor: £15,750 (from 1.4.26)

Tenancies

Ground Floor Commercial Unit

Tenant	Koch (Swanage) Ltd
Guarantor	A private individual
Term	20 years ending on and including 18 December 2038
Rent	**£18,000 per annum** exclusive
Rent Reviews	Upwards only every 5 years, the next falling on 19 December 2028
Tenant's option to break	19 December 2028, subject to serving at least 6 months prior written notice
Security of tenure	The lease excludes the security of tenure provisions of the Landlord & Tenant Act 1954 (part 2) as amended
Repairs & Insurance	FRI (tenant pays a proportion towards external repairs and building's insurance)

8a Station Road

First floor apartment accessed from Station Road and via the rear of the property:

Let to a private individual by way of a fixed term AST which has now reverted to an assured periodic tenancy. The current passing rental is **£12,000 per annum** exclusive. A rent deposit of £1,153 is held.

8b Station Road

Second floor apartment accessed via the rear of the property:
Sold off by way of a long leasehold interest expiring September 2177, subject to a peppercorn ground rent if demand.

Total rental: £30,000 per annum.








Romeos
Piri Piri
HAND CRAFTED BURGERS











23 Station Road, Swanage

Description/Accommodation

The premises are arranged over 3 storeys and comprise the following:

Ground Floor Commercial Unit

Approximate net internal area	772 sq ft // 72 sq m

23a Station Road

First floor apartment accessed from the rear of the property

Kitchen/lounge	5.69m x 6.28m
Bedroom	3.8m x 4.7m
Shower room/WC	1.48m x 1.83m
Storeroom in landing area	-

23b Station Road

Second floor apartment accessed from the rear of the property

Kitchen/lounge	6.31m x 3.65m
Room with shower and sink	4.01m x 3.75m
WC	1.79m x 0.82m
Store in the communal area	-

(Maximum measurements of each room)

Price/VAT

£425,000

We have been informed by the client that the premises are currently not elected for VAT. A purchase at this level reflects a net initial yield of **7.96%**, allowing for typical purchaser's costs of **4.33%**.

Additional information

Tenure:	Freehold
EPC Ratings:	Ground Floor: TBC / 23a: D - 64 / 23b: C - 71
Council Tax Band:	23a: Band A / 23b: Band A
Business Rates:	Ground Floor: £17,000 (from 1.4.26)

Tenancies

Ground Floor Commercial Unit

Tenant	Pet Luv (UK) Ltd
Term	15 years expiring 4 April 2031
Rent	**£17,000 per annum** exclusive
Rent Reviews	No further rent reviews
Tenant's option to break	None
Security of tenure	The lease includes the security of tenure provisions of the Landlord & Tenant Act 1954 (part 2) as amended
Repairs & Insurance	FRI (tenant pays a proportion towads external repairs and building's insurance)

23a Station Road

First floor apartment accessed from the rear of the property

Let to private individuals originally by way of fixed term AST which has now reverted to an assured periodic tenancy. The current passing rental is **£9,600 per annum** exclusive. A rental deposit of £923 is held.

23a Station Road

Second floor apartment accessed from the rear of the property

Let to private individuals by way of an assured periodic tenancy. The current passing rental is **£8,700 per annum** exclusive. A rental deposit of £836 is held.

Total rental: £35,300 per annum.













Legal Costs

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

Viewings

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

goadsby
goadsby.com
01202 550066

Grant Cormack 07776 217453
grant.cormack@goadsby.com

James Edwards 07801 734797
james.edwards@goadsby.com

Important

IDENTIFICATION

Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser once a sale 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 once terms have been agreed.

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.



