



OLIVER MILES

Chartered Surveyors
Estate Agents

198 High Street

Swanage BH19 2PQ

Asking Price: £315,000



NEWSAGENTS & GENERAL CONVENIENCE STORE operating with Off Licence & Lotto. **FREEHOLD.**
Busy main road location.

UOD0019

7 Institute Road, Swanage, Dorset, BH19 1BT
Tel: 01929 426655 Web: www.olivermiles.co.uk

198 High Street Swanage BH19 2PQ

Main Road Trading Position -- Lock Up Shop & Store -- Independent Newsagent/Convenience Store -- Approx. 81 sq.m (870 sq.ft) -- Good Trading Figures -- Scope for Additional Product Lines

The premises are located in a busy main road trading position at Herston, on the west side of Swanage with unrestricted on street car parking almost outside.

A detached single storey building operating as an independent newsagent and convenience store with the benefit of an **Off-Licence** and being a **Lotto** outlet. The Retail Area offers approximately 70 sq.m with a rear **Store Room**, including **Toilet**, providing a further 11 sq.m. There is a small **Rear Yard** area for bin storage facilities.

Subject to the necessary Planning Permissions being obtained, there is scope to possibly extend at first floor level.

BUSINESS

The business is long established with an all year round regular trade in addition to a summer increase from the many holidaymakers using the nearby camping/caravan sites. Apart from the newsagent business, it offers a host of other services and operates 7 days a week from 5.00am - 9.00pm by the vendor with the assistance of 4 part-time members of staff.

FIXTURES, FITTINGS & EQUIPMENT

Are listed in a comprehensive Inventory available for inspection at our office.

TURNOVER

Accounts are available for bone-fide prospective buyers.

SERVICES

Mains water, drainage and electricity.

RATEABLE VALUE

£2,500 but currently it receives a 100% small business relief.

