



# OLIVER MILES

Chartered Surveyors - Estate Agents

## Swanage North Beach OIRO £300,000 Former Beach Shop/Cafeteria on Promenade with 10 Cabins/Huts on Long Leases



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# Swanage North Beach, Swanage, BH19 1LW

- Former Beach Shop/Cafeteria
- 10 Cabins/Huts on Long Leases
- Panoramic View over Bay and Beyond
- Private Promenade & Beach
- Mains Water and Electricity
- Freehold

## LOCATION & DESCRIPTION

A rare and outstanding opportunity to acquire a prestigious private part of Swanage Beach. In a popular but unspoilt area of North Beach in Swanage on the Jurassic coastline. Unrivalled views looking out from the beach huts - Old Harry Rocks to the left, to the right is Swanage Town and straight out in front across the sea is the Isle of Wight.

Shelston's beach huts are situated on North Beach and include 11 cabins/huts numbers 23 to 34. Pedestrian access from Shore Road is in front of the former 'Bull & Boat' restaurant at the end of Shore Road.

This freehold property includes an expansive concrete vacant beach hut measuring 4.8m x 3.8m internally, your very own private beach at mean high water in addition to 10 other beach huts on long leases from 2006 providing an income of approximately £500 p.a. (£50 per annum each) with maintenance and service charges on an 'as and when basis'. The first floor huts have their own water supply and there is a further standpipe on the promenade.

The concrete beach hut will be vacant on purchase of the freehold block. The hut can be used either as a family beach hut, summer rentals or (as it has previously been used) a takeaway cafe and beach shop as it benefits from internal running water and electricity. The beach hut itself is roughly equivalent in size to three normal-sized ones. It has a rich heritage as it was originally a war bunker/ munitions building. It offers the opportunity for a range of uses, including an amazing spaces type bit of Swanage summer real estate!

Offers invited. (OIRO) £300,000 for the Freehold.

Rateable value £1,100 2022/23

Small business rates apply £0 payable 2022/23

EPC N/A

## VIEWING

Only through appointment with OLIVER MILES Estate Agents (01929 426655) or sales@olivermiles.co.uk

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