



# OLIVER MILES

Chartered Surveyors - Estate Agents

## Redcliffe Road P.O.A.

**RETIREMENT SALE** Freehold Corner Shop with Excellent Living Accommodation. Suitable Alternative Commercial/Community Use STPP



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- Newsagents and Convenience Store
- Fine 3 Bedroom Living Accommodation
- Driveway Parking and Garage
- Suitable Alternative Commercial/Community Use STPP

- Large Forecourt
- Lovely Garden
- Gas Central Heating & uPVC Double Glazing

#### LOCATION & DESCRIPTION

Ballard Down Stores is situated in a prominent corner position on the north side of Swanage about 1 mile from the town centre and close to countryside and hill walks and beaches. The property enjoys a south aspect with pleasant views over the town to the downs and also some glimpses of Ballard Down. The property has brick elevations under a concrete tiled roof with the garage and entrance lobby having a recently re-covered felted flat roof. The property is well presented and has the benefit of gas-fired heating and uPVC double glazing. The fitted carpets blinds, curtains are included in the purchase. There is easy roadside parking.

Swanage boasts award winning beaches and has the advantage of the spectacular World Heritage site known as the famous "Jurassic Coast" just on the doorstep. This traditional, family friendly, Victorian town nestles between Ballard Down and Durlston Head with beautiful coastal paths and a host of picture-postcard villages within the "isle".

Offers are invited for the property either on a freehold or leasehold basis. The property is available to purchase with freehold interest with vacant possession on completion. Please note there will be a covenant on the Title Restriction Use to a retail/commercial unit only.

#### ACCOMMODATION

(all measurements approximate)

#### RETAIL SHOP

7.5m x 6.6m (24' 7" x 21' 8") With fitted and display shelving. An inventory of equipment is available for inspection. Retail floor area is approximately 48.5 sqm, 522 sqft. It has safety dividers at the checkout.

#### REAR LOBBY

Built-in store cupboard housing gas fired boiler serving heating radiators., door to side passage.

#### CLOAKROOM (N)

WC and washbasin.

#### STORE ROOM (S)

4.3m x 3.1m (14' x 10' 2")  
Electric consumer unit, fitted shelving.

#### PRIVATE ACCOMMODATION

#### GROUND FLOOR

##### ENTRANCE LOBBY

2.9m x 2.3m (9' 6" x 7' 7")  
Built-in store cupboard with plumbing for washing machine. Door to Garage.

##### KITCHEN/DINER/SITTING AREA (S & E)

6.1m x 4.3m (20' x 14')  
Range of worktops, cupboards and drawers, breakfast bar, 1.5 bowl composite sink unit, plumbing for dishwasher, 4 ring gas hob and electric under oven.

#### FIRST FLOOR

##### LANDING (N)

Hatch to large loft considered suitable for conversion, STPP. Airing cupboard with insulated hot water cylinder and immersion heater.

##### LOUNGE (S & W)

5.9m x 4.9m (19' 4" x 16')

##### BEDROOM 1 (S)

4.9m x 4.2m (16' x 13' 9") Range of fitted wardrobes, dressing table with drawers, bedside tables with drawers.

##### BEDROOM 2 (S & E)

4.3m x 3.6m (14' x 11' 10") Vanity unit with wash basin.

##### BEDROOM 3 (E)

3.5m x 3.1m (11' 6" x 10' 2")  
Cupboard over staircase.

#### BATHROOM

Fully tiled walls and floor. Panelled bath with mains operated shower over and side screen. Wash basin with cupboard under, WC, heated ladder towel rail.

#### OUTSIDE

Large FORECOURT, small enclosed FRONT GARDEN. Drive entrance to attached SINGLE GARAGE, 7.5m x 2.6m internally with light and power. SIDE ALLEY on north side of building with lean-to STORE. Delightful secluded SIDE GARDEN on the east side laid to lawn, patio, flower and shrub borders.

#### PLANNING

The retail unit may be suitable for a variety of alternative commercial/community uses covered by Local Plan Policy CF.

#### SERVICES

All mains services.

#### COUNCIL TAX

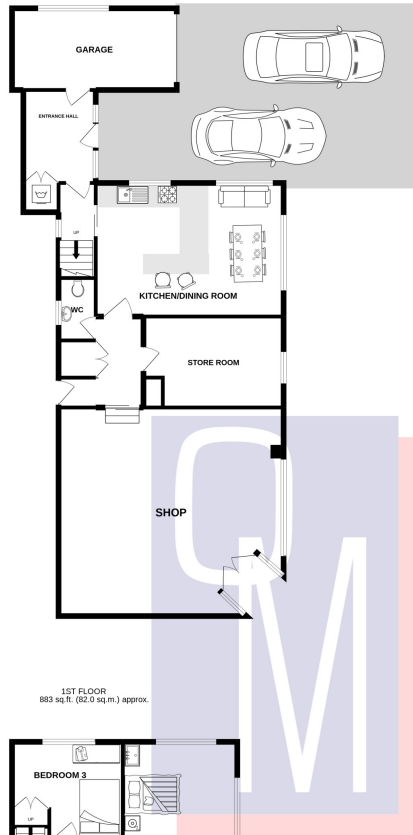
FLAT: Band 'C' 2088.61 payable 2022/23  
SHOP: Rateable Value: £6,400 (small business rates apply, £0 payable 2021/22)

#### VIEWING

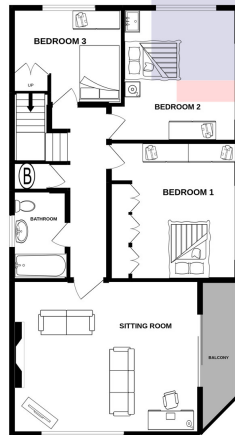
Only through appointment with OLIVER MILES Estate Agents (01929 426655) or sales@olivermiles.co.uk



GROUND FLOOR  
1211 sq.ft. (112.6 sq.m.) approx.



1ST FLOOR  
883 sq.ft. (82.0 sq.m.) approx.



TOTAL FLOOR AREA : 2094 sq.ft. (194.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		71
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	46	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

You are advised to check the availability of this property before travelling any distance to view. The Agent had not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure & Services of a Property are based on information supplied or confirmed by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchaser's surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. ALL MEASUREMENTS QUOTED ARE APPROXIMATE AND FOR GUIDANCE ONLY.

