



Divers Down

Swanage Pier

BH19 2AR

**RARE & UNIQUE OPPORTUNITY TO PURCHASE LEASEHOLD
COMMERCIAL PREMISES ON SWANAGE PIER TO INCLUDE
EXISTING BUILDINGS, OLD PIER & MOORING ACCESS**

Guide Price £400,000

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The beauty of Swanage Bay, the surrounding Purbeck Hills and Jurassic Coastline is very evident from the land, but a whole realm of shipwrecks and military history lies on the seabed. Established in 1958 Swanage Diving School is the oldest diving school in Great Britain with the current owners having owned Divers Down along with dive boat charter for the last 27 years and the dive shop and kit hire for the last 17 years. With all water sports and activities becoming ever more popular these premises are ideally situated for inshore and offshore activities.

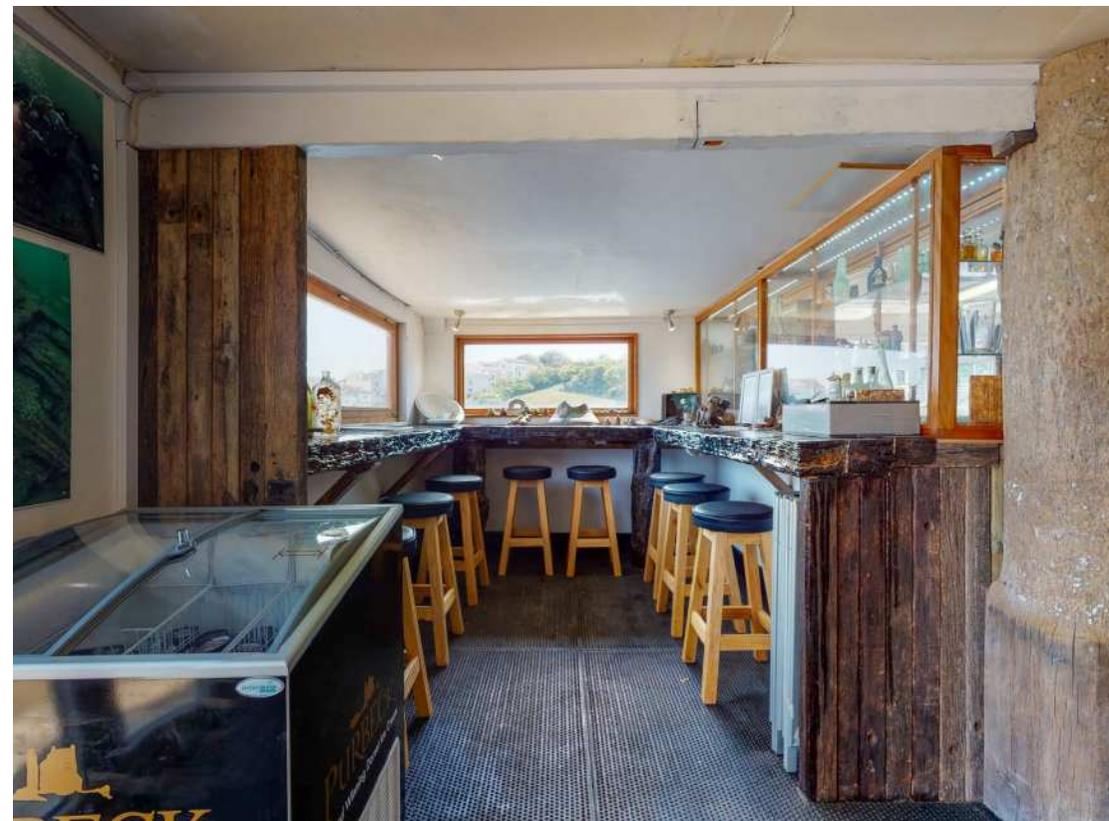
The Floor Area of the internal premises is approximately 2400 sq. ft. comprising of main shop with kitchen area. A second unit containing three William & Jones compressors and oxygen converter for filling Air and Nitrox dive tanks. The third unit provides the training school, office and extra storage. There are 3 allocated parking spaces on the pier approach, external terrace and walkway to floating pontoon.

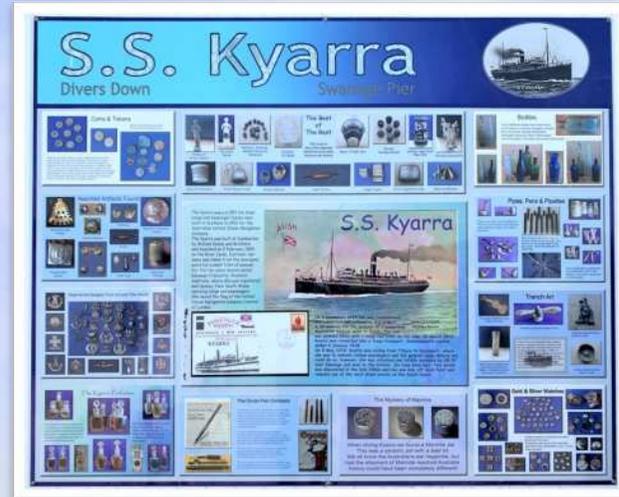
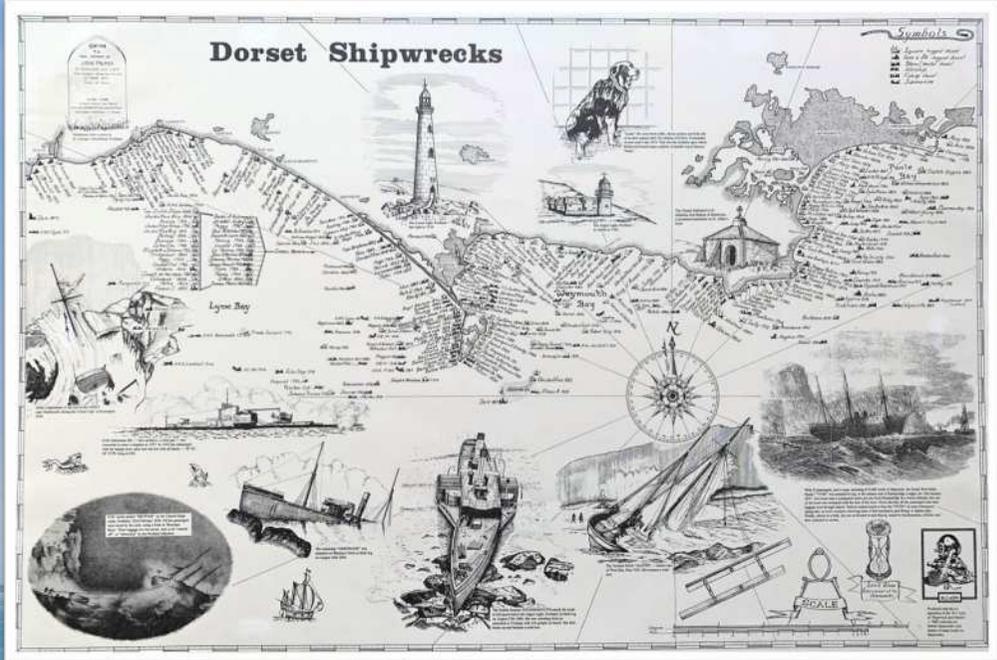
The versatility of this site is exciting and energising, the business opportunity is immense and the views over the pier, bay and sea are breath taking.

Not all equipment and artefacts are included in the sale price, the stock will be the cost at point of sale and larger items of machinery, pontoon and boat may be available to purchase by separate negotiation.





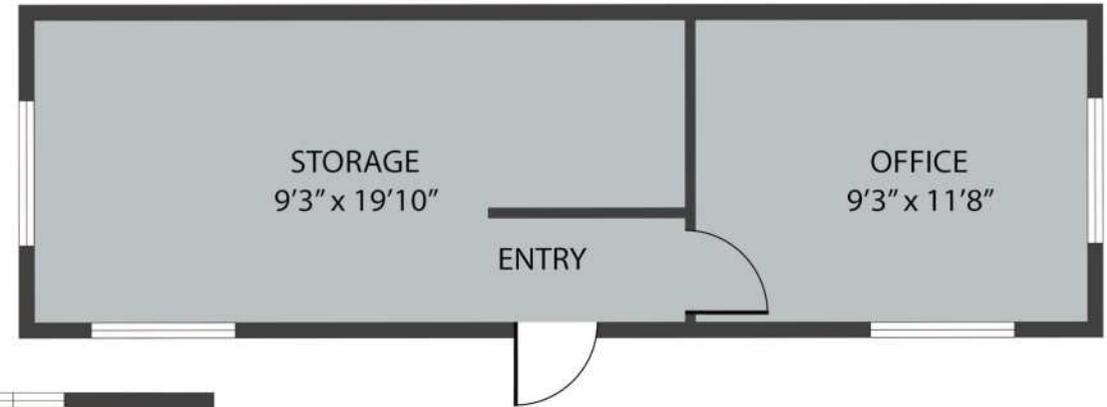
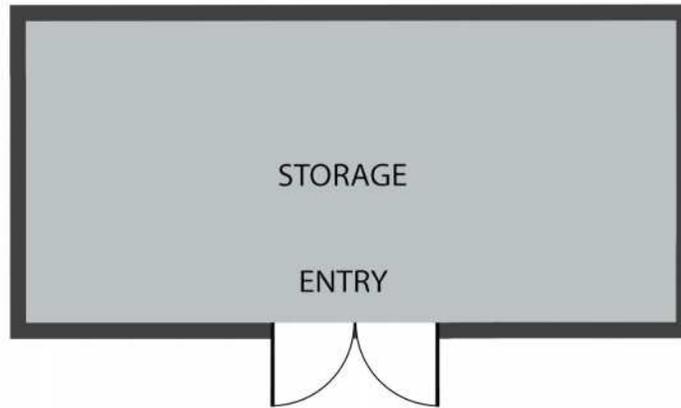




SWANAGE DIVING SCHOOL

DIVE SHOP
 DIVING COURSES
 EQUIPMENT HIRE
 BOAT CHARTER TO LOCAL WRECKS
 EST. 1958 THE OLDEST DIVING SCHOOL IN GREAT BRITAIN

MIKE KENT AND ADAM RIDGES
TEL. SWANAGE 423565



Divers Down, Swanage Pier, Swanage BH19 2AR

TOTAL APPROX. FLOOR AREA 1,109 SQ.FT

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Viewing by appointment through sole agents:

Albury & Hall (Swanage) Ltd, 24 Station Road, Swanage. BH19 1AF

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