



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
(93-100) A		(92-100) A	
(81-92) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	

England & Wales EU Directive 2002/91/EC

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None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

26 Silver Street, Dursley,  
GL11 4ND

Price Guide  
£185,000



OPPORTUNITY TO INVEST IN TWO TOWN CENTRE COMMERCIAL UNITS WHICH ARE CURRENTLY LET TO ESTABLISHED TENANTS. TOTAL SPACE MEASURING APPROXIMATELY 140 SQUARE METRES AND ACCOMMODATION COMPRISES OF TWO GROUND FLOOR SHOPS, FURTHER USEABLE SPACE ON BOTH FIRST AND SECOND FLOORS, TWO WCS, SHOWER ROOM, KITCHEN AREAS AND REAR ACCESS. PURCHASE INCLUDES FREEHOLD OF THE WHOLE BUILDING. ENERGY RATING C.

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## 26 Silver Street, Dursley, GL11 4ND

### Situation

The premises are situated in Silver Street in the centre of Dursley and ideally situated for passing footfall. The town facilities include Sainsburys and Iceland supermarkets along with a range of local traders, library, swimming pool and sports hall. Dursley is well placed for travel to the larger centres of Gloucester, Bristol and Cheltenham via the A38 and M5/M4 motorway network.

### Accommodation

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

### UNIT ONE

#### Main Shop 7.59m x 4.94m (24'10" x 16'2")

Vinyl flooring, glazed windows and door onto Silver Street.

#### Stairs to Mezzanine Area

Wash basin, vinyl flooring.

#### Room Two 3.77m x 2.90m (extending to 3.81m) (12'4" x 9'6" (extending to 12'5"))

Wood effect flooring, part wood panelled walls.

#### Shower Room

Wood effect flooring, shower cubicle.

#### Stairs to Upper Floor

#### Room Three 3.65m x 3.89m (extending to 5.09m) (11'11" x 12'9" (extending to 16'8"))

Carpeted flooring, storage cupboard, base unit with sink, water heater and rear access door.

### WC

WC and wash basin.

### UNIT TWO

#### Shop Front 5.52m x 4.77m (18'1" x 15'7")

Vinyl tiled flooring, glazed windows and front door with ramp access onto Silver Street.

#### Kitchen 6.10m x 4.73m (20'0" x 15'6")

Separate from shop front with partition wall, tiled flooring, part tiled walls, two sinks

#### Side Passage

Corridor between the two units and providing rear access and rear entry to Unit 1 and flats above.

### WC

WC, wash basin

### Room Four

Large storage room accessed from passageway.

### Agents Notes

Purchase includes freehold of the whole building

#### Unit 1

Current lease runs until 2029 at annual rent of £9,000 with review to £9,600 from 2026

Rateable Value £5,300

Energy Rating C

Occupied as a barbershop

#### Unit 2

Current lease runs until 2030 at annual rent of £7,800 with review to £9,000 from 2024

Rateable Value £5,200

Energy Rating C

Occupied as a delicatessen

### Financial Services

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

### Viewing

By appointment with the owner's sole agents as over.

