

26 Silver Street, Dursley,  
GL11 4ND

Price Guide  
£159,950



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 first floor to the rear, two WCs, shower room, kitchen areas and rear access. Purchase includes freehold of the whole building although residential flats above are separately owned. Return on investment 10%+. Approximate 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

Purchaser would become the freeholder for the whole building with the residential leasehold units above being owned by separate parties and a service charge paid to the freeholder.

Return on Investment is above 10.5% based on current asking price.

### 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 with an annual rent of

£7,800 and due to be reviewed in 2026

Rateable Value £5,200

Energy Rating C

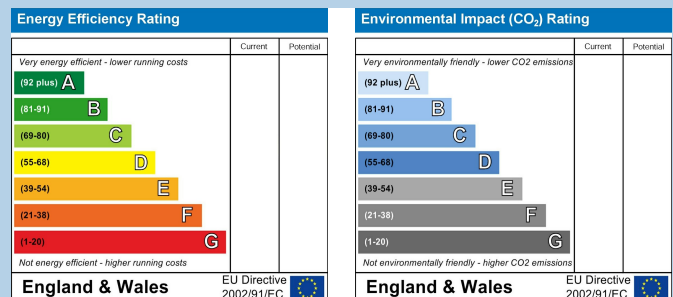
Occupied as a delicatessen

## 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.



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