

24 Silver Street, Dursley,  
GL11 4ND

Price Guide  
£80,000



Town centre commercial premises available for sale and suitable for a number of uses. Total space measuring approximately 60 square metres. Accommodation comprises of ground floor shop area with double fronted bay windows and kitchenette with gas supply, further first floor space with adjoining wc with wash basin and water heater. The property benefits from rear access and a courtyard/bin store. Ideal investment opportunity and scope for further updating. Rateable value £6,000. Energy Rating C.

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# 24 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 property has been previously occupied for 20 years by the same tenant and in use as a sandwich shop but is now vacant. 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).

### MAIN SHOP AREA 5.11m x 6.05m (extending to 6.64m) (16'9" x 19'10" (extending to 21'9"))

Main shop with double frontage, windows with seating area and entrance onto Silver Street, stainless steel sink, wash basin, counter tops, gas supply, lino flooring.

### STAIRS TO FIRST FLOOR

Lino flooring, access door to rear room.

### REAR ROOM 3.43m x 4.48m (extending to 5.85m) (11'3" x 14'8" (extending to 19'2"))

Lino flooring, stainless steel sink, window and access door to rear.

## EXTERNALLY

Rear access available via shared rear hallway and side passage, enclosed courtyard/bin store measuring 3.53m x 1.52m.

## AGENTS NOTES

Energy Rating: C

Rateable Value: £6,000

Sale includes freehold of the building

Premises used previously as sandwich shop, however is suitable for a number of uses

## 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

MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors. 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.

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