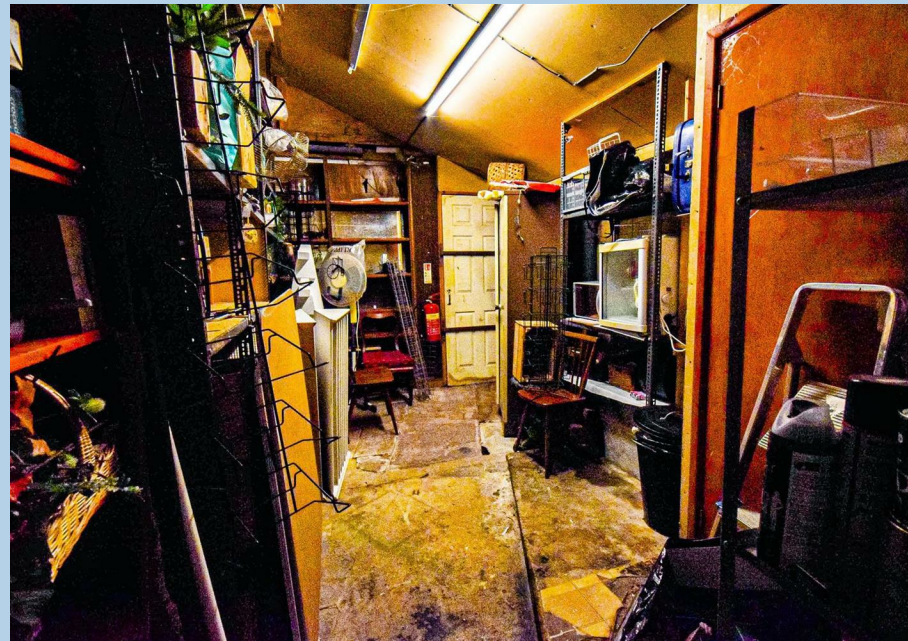




44 Parsonage Street Dursley GL11 4AD

Per Annum
£12,500



ATTRACTIVE DOUBLE SHOP UNIT WITH TWO LARGE DISPLAY WINDOWS AND CENTRAL DOOR. APPROXIMATELY 730 SQUARE FEET OF RETAIL AREA ALONG WITH 140 SQUARE FEET OF STORAGE. TOILET. PROMINENT CENTRAL TOWN LOCATION. ENERGY RATING B

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(01-10) A	
(81-91) B		(11-20) B	
(69-80) C		(21-30) C	
(55-68) D		(31-40) D	
(39-54) E		(41-50) E	
(21-38) F		(51-60) F	
(1-20) G		(61-70) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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44 Parsonage Street, Dursley, GL11 4AD

SITUATION/DESCRIPTION

This attractive double fronted shop is located in the main shopping precinct of Parsonage Street in Dursley town centre, which is ideally located for passing footfall. The property was converted into one shop and includes an attractive double fronted window with central door, there is a further retail area and to the side of the property with a total retail area of approximately 730 sq ft and a passage gives access to stockroom/kitchen area and WC. Dursley town has key retailers including Sainsbury's, Iceland, Boots the chemist and a range of individual local retailers along with swimming pool, gym, sports hall, library restaurants and pubs. There are good transport links with bus station and a choice of four free car parks.

Main Shop 8.6m x 5.9m (28'2" x 19'4")

Two large display windows with recessed central glazed door opening into:-

Retail Space Two 4.86 x 3.57 (15'11" x 11'8")

With windows to front and side.

Side & Rear Passage

With door to front, gves accaaees to loft space.

Cloakroom

With WC and wash hand basin

Stockroom 4.7m x 2.83m (15'5" x 9'3")

With kitchen sink unit and storage space.

Agents note

Energy Rating: B
Rateable Value: TBC
Lease terms: - new five-year lease available at rent of £12,500 pa on a full repairing and insuring lease
Premises used previously as a gift shop, however is suitable for a number of uses
The rent is not subject to VAT

