

16 Market Place, Berkeley,
GL13 9BD

Offers In Excess Of
£180,000



Grade II listed former bank premises available for purchase in prime town centre position. Approximately 180 square metres of ground floor space comprising of large retail/office space, further offices, former bank vault and strong room, kitchenette and WCs. Suitable for a range of uses subject to planning permission. Gas Central Heating. Parking area and garage to rear. Energy Rating TBC.

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Situation

The premises are ideally situated in the centre of the popular historic town of Berkeley which is famous for its Jenner museum and castle. There are a good range of local retailers along with primary school and the town is easily accessed with the larger centres of Thornbury and Dursley via the nearby A38. The town is also popular with commuters to Gloucester, Bristol and Cheltenham and has a number of adjoining villages including Sharpness, Purton, Halmore and Hill, all within the catchment area.

Description

These Grade II Listed former Natwest bank premises are available to purchase for use as retail/office space although could also be suitable for a number of other uses subject to relevant permission. The property occupies a prominent position on the high street and benefits from footfall in the town. The internal space measures approximately 180 square metres and has rear access and parking. It could make an ideal investment opportunity for the right buyer.

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).

Entrance Lobby

Entrance Area 6.95m x 3.27m (extending to 3.57m) (22'9" x 10'8" (extending to 11'8"))

Retail/office space with extensive glazing to front.

Main Room 10.08m x 3.92m (extending to 4.81m) (33'0" x 12'10" (extending to 15'9"))

Open plan retail/office space with windows to side.

Store Room 2.47m x 1.77m (8'1" x 5'9")

Office 4.35m x 3.39m (14'3" x 11'1")

With window to front.

Further Store Room 4.91m x 2.68m (16'1" x 8'9")

Vault 3.78m x 2.56m (12'4" x 8'4")

Rear Hall

Rear Office 5.29m x 3.58m (17'4" x 11'8")

With large store adjoining office space and window to rear.

Kitchenette 3.61m x 3.64m (extending to 4.39m) (11'10" x 11'11" (extending to 14'4"))

Kitchenette with windows to rear and access to parking area.

WCs

Two separate WCs, gas boiler, windows to side.

Externally

Parking area and garage to rear accessed from Marybrook Street.

Agents Note

Tenure: Freehold.

First floor (owned separately) is leasehold for 125 years (commenced 2014)

Ground Rent £250.00 a year

No service charge

Mains electricity, water and gas are understood to be connected.

There are leasehold flats above the premises which are separately owned.

Rateable Value: £7,200

Note: The property cannot be used as an off licence in association with Rapid Sale

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 plus) A			(92 plus) A		
(81-91) 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		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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