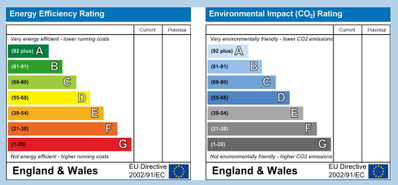
Bennett Jones PARTNERSHIP

ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS





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.

Bennett Jones PARTNERSHIP

ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS

42 Silver Street Dursley GL11 4ND

Per Annum

£8,500 Per



SHOP WITH GOOD SIZE OFFICE / STORAGE OVER. TOTAL FLOOR AREA 86M². COMPRISING OF RETAIL AREA WITH SHOP FRONTAGE, GLAZED SIDE WINDOWS, REAR HALL, KITCHEN AREA AND CLOAKROOM. FIRST FLOOR HAS A SECOND CLOAKROOM, STORAGE AND/OR OFFICE SPACE. ENERGY RATING - E.

01453 544500
31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk
sales@bennettjones.co.uk

The Property Ombudsman
propertymark

42 Silver Street, Dursley, GL11 4ND

SITUATION
Retail premises situated in Silver Street, close to the centre of Dursley. Ideally situated for passing footfall. The towns facilities include Iceland and Sainsburys supermarkets, a good range of local retailers, cafes, restaurants, pubs, a library, swimming pool and sports hall. Dursley is well placed for the larger centres of Gloucester, Cheltenham and Bristol via the A38 and M5 motorway,

DESCRIPTION
This Edwardian brick built shop is well located at the entrance to Dursley in Silver Street. It has glazed side windows, recessed shop frontage with the door leading to the retail space. In addition it has excellent storage / office space above. The property is to be let on a new full repairing and insuring lease, over a period of 5 years. Terms to be negotiated at a rent of £8,500 p.a.

THE 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).

ON THE GROUND FLOOR

RETAIL SPACE 8.48m x 3.62m (27'9" x 11'10")
Recessed shop front with glazed windows and a part glazed door. Glazed windows to side. Rear hallway stairs to first floor.

KITCHEN 2.44m x 2.02m (8'0" x 6'7")
Sink unit with work surfaces. Glazed window

CLOAKROOM
Wash hand basin and low level w/c.

ON THE FIRST FLOOR

LANDING
Glazed window and radiator. Combi boiler run on propane gas, but has not been used in some time.

OFFICE / STORE 10.4m narrowing to 8.8m x 3.65m (34'1" narrowing to 28'10" x 11'11")
Two windows to front aspect, and 1 to the side. Ornamental cast iron fireplace, vaulted ceiling with exposed beams.

CLOAKROOM
Wash hand basin and low level W/C

AGENT NOTES
Tenure: Property for let on a full repairing and insuring lease £8,500 p.a. Term subject to negotiation.
Energy Rating: E
Rateable Value: £5,400 p.a.
Currently occupied as Hardware store.

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

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.



