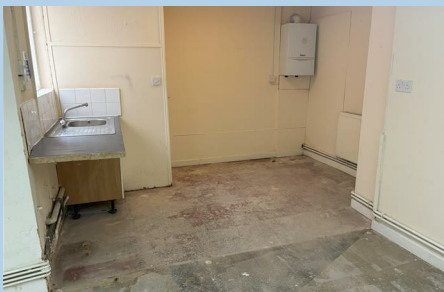


56 Silver Street, Dursley,
GL11 4ND

£575 Per Month



Retail shop/Office premises in Dursley Town Centre and available for a range of commercial uses. The property has a main working area of around 340 sq ft with frontage onto Silver Street. There is also an inner hallway which can be used for storage or work activity and a rear storage room incorporating wc and sink. Gas Central Heating. Energy Rating C. Rent subject to VAT. Available Now. Not suitable for hot food businesses.

01453 544500

31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk



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Situation

The property occupies a central position in Dursley town centre on Silver Street. Located mid way between Gloucester and Bristol, Dursley is well placed for access to the A38 and adjoining M4/M5 motorway network.

**Main Office/Retail Area 7.39m x 4.56 (5.07)
(24'2" x 14'11" (16'7"))**

Open plan light space with glazed frontage to Silver Street.

Inner Hall 4.28 (4.17) x 1.67m (14'0" (13'8") x 5'5")

Hall area with two access points from main retail area.

Rear Storage Room 5.72 x 2.80 (3.49) (18'9" x 9'2" (11'5"))

Rear workspace with stainless steel sink, base unit, double glazed window, gas boiler.

WC

WC and wash basin.

Agents Notes

Available on a new lease commencing at £575 per month and subject to vat

Not suitable for hot food businesses/takeaways

Available Now

Energy Rating C

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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