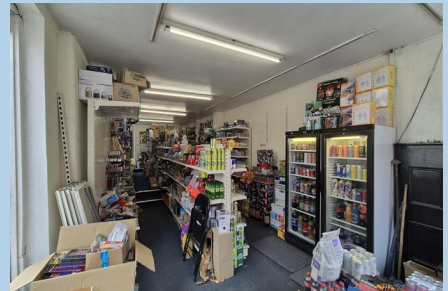


42 Silver Street, Dursley,
GL11 4ND

£8,500 Per Annum



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.

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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.

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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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