

56 Silver Street, Dursley,
GL11 4ND

£525 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.

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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 £525 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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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