

43 Parsonage Street, Dursley,
GL11 4BP

Price Guide
£129,000



Town centre commercial premises available for sale and suitable for a number of uses. Total space measuring approximately 1100 sq ft and with accommodation over three floors. Ground floor comprising of main reception area, commercial kitchen, wc and store area. Two further reception rooms over first and second floors along with shower room and kitchen. Ideal investment opportunity with scope for further development or conversion. Rateable value £9,200. Energy Rating C.

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Situation

Commercial premises situated in the heart of Dursley town centre and within easy range of amenities including independent retailers, supermarkets, doctors and dentist surgeries, swimming pool/gym, library along with comprehensive and primary schooling. The adjoining village of Cam has a 'Park and Ride' railway station with regular services to Gloucester and Bristol with onward connections to the national rail network. Dursley is also conveniently situated for commuting throughout the south west via the A38 and M5/M4 motorway network.

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).

Ground Floor

Main Commercial Space 13.09m x 3.16 max (42'11" x 10'4" max)

Reception area with glazed frontage to Parsonage Street.

Kitchen 4.75m x 1.57m max (15'7" x 5'1" max)

Commercial kitchen with sinks and tiled flooring.

WC 1.76m x 1.40m (5'9" x 4'7")

Accessed via corridor from main reception.

Store 2.34m x 1.42m (7'8" x 4'7")

Stairs to First Floor

Reception 1 3.27m x 3.24m max (10'8" x 10'7" max)

With partition to kitchen and double glazed window to front.

Kitchen 3.07m x 3.05m (10'0" x 10'0")

Kitchen area with sink, cooker hood, laminate flooring and double glazed window to rear.

Stairs to Top Floor

Landing accessed via curved staircase.

Reception 2 3.60m x 3.36m max (11'9" x 11'0" max)

Shower Room 2.77m x 2.09m (9'1" x 6'10")

With wash basin, wc, shower cubicle, skylight window and sloped ceilings.

Agents Notes

Internal floor space measuring approximately 1100 sq ft

Energy Rating: C

Rateable Value £9,200

Tenure: Freehold

Services: All mains services are believed to be provided

Fibre broadband to the property.

Premises have previously been used as a cafe and bar, however suitable for a number of uses and with potential for part conversion to residential accommodation subject to obtaining relevant permissions

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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