

14 Kingshill Road, Dursley,  
GL11 4EJ

£750 PCM



This well proportioned retail space is well positioned on the main road between Dursley and Cam giving good visibility for customers. The premises comprise of the main retail area with two bay window displays and further store area to the rear. The site has previously been occupied by the same business for many years and is now available for a new venture and would be suitable for a number of uses. The property is in a row of commercial premises which benefit from free parking at the front.

Energy Rating C.

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# 14 Kingshill Road, Dursley, GL11 4EJ

## Situation

This well located retail premises occupies an ideal position within a short distance of both Dursley and Cam, which offer a range of facilities. The local community is well served by both road and rail having easy connections via the A38 and situated between junctions 13 and 14 of the M5 motorway, bringing the larger centres of Gloucester, Bristol and Cheltenham within easy commuting distance. Cam and Dursley has a 'Park and Ride' railway station with onward connections to the national rail network.

## Description

Approximately 635 square feet of retail space including main front shop area, storage area to rear, two glazed front bay windows, further glazed window to rear.

**Main Retail Space 5.88m x 4.02m (extending to 12.47m) (19'3" x 13'2" (extending to 40'10"))**

## Agents Notes

The rent is subject to vat which is not included in the advertised price.

Free parking to front of premises on a first come first served basis

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions		Not environmentally friendly - higher CO <sub>2</sub> emissions	
(92 plus)	A	(1-20)	G
(81-91)	B	(21-38)	F
(69-80)	C	(39-54)	E
(55-68)	D	(1-20)	G
England & Wales		EU Directive 2002/91/EC	

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