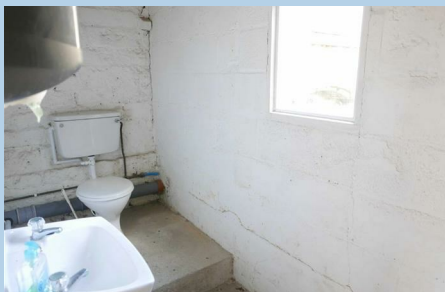


The Old Mill Mill Farm, Dursley,
GL11 5AD

£6,500 Per Annum



Versatile storage unit, in attractive semi-rural location,
approximately 735 sq. ft plus first floor storage with limited access,
adjoining area with sink and WC,
Energy Rating - C

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SITUATION

The property occupies a most pleasant location on the outskirts of Dursley, in this attractive semi-rural courtyard location, within a few minutes drive is Dursley town centre with its range of facilities, and the town is located midway between Gloucester and Bristol and is well placed for access to the A38 and adjoining M5/M4 motorway networks.

DIRECTIONS

From Dursley town centre proceed out of town in a south westerly direction on the A4135 through Silver Street and continue to the mini roundabout bearing left, and then turning right, signposted Uley, continue for approximately three quarters of a mile proceeding straight across at the next mini roundabout and Mill Farm can be found on the left hand side, continue through the driveway bearing left and the unit will be found immediately in front of you.

DESCRIPTION

This former Mill is a stone built unit of approximately 735 sq ft on the ground floor, with double doors and large storage space of approximately 735 sq ft over, this has limited head room but is a useful storage space, there is an adjoining building which has kitchen/storage area and WC. The unit is situated in this most desirable location and must be seen to be fully appreciated.

MAIN AREA 10.92m x 6.25m (35'9" x 20'6")

Having large double doors, tall ceiling, strip lighting, window, stairs to:

FIRST FLOOR 11.8m x 6.8m (38'8" x 22'3")

Having limited head height and low beam, with window to front and rear.

ADJOINING KITCHEN AREA/WC 3.95m x 3.16m (12'11" x 10'4")

Having deep enamel sink unit, power and light, adjoining WC.

EXTERNALLY

There are two parking spaces.

AGENT'S NOTES

Planning Use: We understand the unit has B1, B2 and B8 Classes.

Leased premises available, flexible terms, on a 5 year lease.

Energy rating - 70 C

Rateable Value: £1650.

The tenant will be responsible for the Business Rates (£823 per annum payable) and Buildings Insurance).

There is no service charge.

VIEWING

By appointment with the owner's sole agents as over.

MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors. None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.