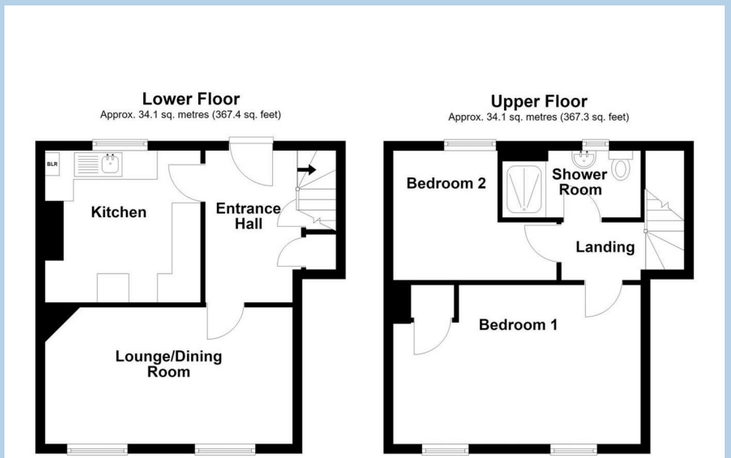
ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS

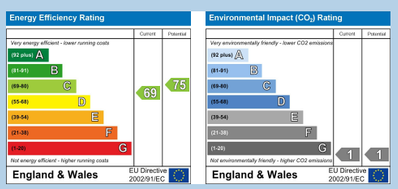
Bennett Jones PARTNERSHIP





Total area: approx. 68.3 sq. metres (734.7 sq. feet)

Flat, Little Frustration, Market Street, Nailsworth, Stroud, GL6 0BX



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.

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Bennett Jones PARTNERSHIP

Little Frustration House Market Street Nailsworth GL6 0BX

Offers In Excess Of

£180,000



PROMINENTLY SITUATED DOUBLE FRONTED RETAIL SHOP PREMISES ALONG WITH TWO BEDROOM FIRST FLOOR MAISONETTE IN CENTRE OF POPULAR COTSWOLD TOWN. SHOP IS SUITABLE FOR A NUMBER OF RETAIL PURPOSES APPROX 315 SQ FT - PREVIOUSLY USED AS BOTH A RETAIL AND AN OFFICE SPACE. GAS CENTRAL HEATING FIRST FLOOR MAISONETTE WITH ATTRACTIVE PATIO STYLE GARDEN. REAR PEDESTRIAN ACCESS, WITH HALL, SPACIOUS KITCHEN, LIVING ROOM AND TWO BEDROOMS, SHOWER ROOM AND GAS CENTRAL HEATING. WELL DECORATED AND ATTRACTIVELY PRESENTED - MUST BE SEEN TO BE FULLY APPRECIATED. ENERGY RATING FOR FLAT C

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The Property Ombudsman
propertymark

Little Frustration House Market Street, Nailsworth, GL6 0BX

SITUATION

This mixed retail and residential investment property occupies a prominent position in Market Street at the centre of this attractive Cotswold town. This thriving Cotswold town is just four miles south of Stroud and has an extensive and interesting range of independent shops. There is a monthly Artisans market and an eight mile cycleway that follows the former railway line. Nailsworth has featured in the Sunday Times 101 best places to live in Britain and was quoted as a "lovely Cotswold town". Stroud has a mainline railway station bringing London Paddington within approximately 1.5 hours.

DIRECTIONS

If entering Nailsworth from the Stroud direction proceed in to the town on the A46 and go straight over the roundabout and take the first turning on the right into Market Street and the property will be found after approximately 100m on the left hand side. The town is serviced by a number of free car parks.

DESCRIPTION

This attractive double fronted shop with two bedroomed maisonette is an ideal investment opportunity located in the centre of this popular Cotswold town of Nailsworth. The property is thought to have been owned by the Nailsworth Brewery whose administrative office was in the nearby Frustration House at the top of Market Street. That building is larger hence they named it Little Frustration House. It dates from 1840 and sits within the Nailsworth Conservation Area. The current owners have owned the property for over 30 years and the commercial shop has previously traded as a surveyors office and more recently a gift shop/jewellery shop. We estimate rental for the shop to be in the region of £7,500 per annum and the retail area covers approximately 315 sq ft and benefits from gas fired radiator central heating. When originally purchased the property was rewired and renovated.

To the side of Little Frustration House a pedestrian access leads to a shared courtyard area with steps leading to a private deck courtyard style garden and access to the first floor maisonette. The maisonette has a hallway, spacious kitchen and a good size living room. On the second floor there are two bedrooms and a shower room. The property has gas central heating and partial double glazing. We anticipate rent for the maisonette to be in the region of £11,000 per annum.

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).

GROUND FLOOR

RETAIL PREMISES 6.26m x 5.2m narrowing to 3.84m (20'6" x 17'0" narrowing to 12'7")

The shop has the benefit of two attractive display windows with a central door. The retail area is in two adjoining sections extending to approximately 315 sq ft overall. The shop has gas boiler, two radiators, a built in shelved cupboard and a security system. Rear pedestrian door leads to a shared rear yard with outside store and WC with wash hand basin and electric water heater. Side and rear access leads to the maisonette.

MAISONETTE

HALL

Part glazed front door, radiator, stairs to second floor and under stairs storage cupboard.

LIVING ROOM 5.19m x 2.86m (17'0" x 9'4")

Having double glazed sash windows to front, tiled fireplace, central heating thermostat control and radiator.

KITCHEN 3.17 x 2.85m (10'4" x 9'4")

With a range of wall and base units with laminated work surface over, single drainer sink unit, electric cooker point with cooker hood, plumbing for washing machine., wall mounted gas boiler and window.

FIRST FLOOR LANDING

Access to loft space.





BEDROOM ONE 5.17m x 3.31m (16'11" x 10'10")

Built in cupboard, double glazed sash windows to front, radiator.

BEDROOM TWO 3.07m narrowing to 2.19m x 2.74m (10'0" narrowing to 7'2" x 8'11")

Window to rear and radiator.

SHOWER

Wash basin, WC, shower cubicle with mixer shower, window to rear.

EXTERNALLY

Attractive raised deck with gravel area and rear pedestrian access with stone wall and steps.

AGENT NOTES

Mixed residential and commercial investment with potential income of £18,500 per annum. Shop rent of £7,500 per annum, first floor maisonette £11,000 per annum.
Retail Class E
Rateable Value £4,250
Maisonette Council Tax Band: A
Tenure: Freehold
Conservation area.
The neighbouring properties each have shared rights of way to the side and rear of the property.

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.



