

FOR SALE

Shop and Upper Floors - 1,247 Sq ft (116.02 Sq m)



Popular Cotswold Market Town

**Prominent Position within
pedestrianised Retail Area**

**Opportunity for residential
conversion of upper floors (STP)**

For Sale Freehold

4, Silver Street, Dursley, Gloucestershire, GL11 4ND

01452 380064

LOCATION

The property fronts directly onto The Market Place on Silver Street, the historic centre of Dursley. The area is the main pedestrianised retail area of the Town.

Dursley is a popular market town on the edge of the Cotswolds in Gloucestershire. The Town has a strong community and is well served with several pubs, restaurants and leisure centre. The Town is home to both local and national retailers including Boots, The Coop Pharmacy and Iceland. A Sainsburys supermarket is also located in the centre of the town.



DESCRIPTION

A mid terraced shop of traditional facing brickwork (part rendered) to the elevations under a pitched tiles roof. The property has been extended to the rear with a pitched and profiled roof. The property benefits from a glazed shopfront and pedestrian door fronting directly onto Silver Street.

The accommodation is arranged over ground, first and second floors. The main retail area is at ground floor level and has two changes in floor level. An office/store is located to the rear of the property.

The upper floors are currently used for storage/office use however there may be potential for residential conversion subject to gaining any necessary planning consents. A bathroom including a WC, wash hand basin and shower is located on the 1st floor and a kitchen is located at second floor level.

Floor areas

	Sq ft	Sq m
Ground	483	44.94
1st Floor	416	38.68
2nd Floor	345	32.40
Total	1, 247	116.02

KEY INFORMATION

Services

Mains water, drainage and electricity are connected to the property.

The ground floor benefits from air-conditioning.

NOTE: None of the services have been tested by Kurt Wyman Surveyors.

EPC Rating

TBC

Business Rates

The property is described as 'Shop & Premises' with a rateable value of £3,400

Quoting Terms

Offers based on £155,000 for the freehold interest with vacant possession upon completion.

Legal Costs

Each party will be responsible for their own legal fees involved in the transaction.

VAT

All figures are quoted exclusive of VAT.



It is intended that the sale is completed by the joint administrators of F. Norville Limited, S.Girling and C Marsden of BDO LLP, Bridgewater House, Counterslip, Bristol, BS1 6BX. The business, property and assets of F.Norville Limited are being managed by the Joint Administrators, who act as agents and without personal liability.

**All viewings by prior appointment with
Kurt Wyman Surveyors:**

Tel: 01452 380064

Email: info@kurtwymansurveyors.co.uk

Website: www.kurtwymansurveyors.co.uk



rightmove 

Disclaimer:

These marketing particulars are intended as a guide to assist intended purchasers or lessees and do not constitute an offer or contract. All descriptions, references to floor areas, dimensions and condition are given without responsibility and should not be relied upon as statements of facts. Any reference to the use, occupation of the property or any extension or alteration does not imply that necessary statutory planning consents have been obtained and it is the responsibility of the intended buyer or tenant to make their own enquiries in this regard. Any purchaser or tenant must satisfy themselves as to the correctness of the information provided by Kurt Wyman Surveyors and Property Agents. No member of Kurt Wyman Surveyors and Property Agents has any authority to make any representation or warranty in relation to the property.

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