

## Dursley

### 23 Parsonage Street Gloucestershire GL11 4BW

- **Freehold Shop and Residential Investment**
- Located on an established pedestrianised pitch
- No VAT applicable
- Includes two vacant bedsits
- Total Current Rents Reserved  
**£14,980 pa**

**FIVE WEEK COMPLETION  
AVAILABLE**



#### Tenure

Freehold.

#### Location

Dursley is an attractive town located on the edge of the Cotswolds, midway between Gloucester and Bristol. The M5 passes to the west of the town with the nearest junctions being 13 and 14, each some 8 miles away. The property is situated in the town centre on the pedestrianised Parsonage Street, an established retail pitch. Occupiers close by include Boots Chemist, Sainsbury's, Co-op Pharmacy, Iceland (opposite) and Barclays amongst others.

#### Description

The property is arranged on basement, ground and two upper floors to provide a ground floor shop with raised ground floor sales and lower ground floor workshop with basement storage. The upper parts comprise four self-contained bedsits, which are accessed from Parsonage Street.

#### VAT

VAT is not applicable to this lot.

#### Documents

The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

#### Energy Performance Certificate

For EPC Rating please see website.



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor & Basement	Mr L Dickinson & Mr A Hale	Gross Frontage (Inc. Resi Ent.) 5.24 m Net Frontage 3.94 m Shop Depth 9.35 m Ground Floor 36.45 sq m Raised Ground Floor 32.70 sq m Lower Ground Floor 32.10 sq m Basement 44.45 sq m Total 145.70 sq m	(17' 2") (12' 11") (30' 8") (392 sq ft) (352 sq ft) (346 sq ft) (478 sq ft) (1,568 sq ft)	8 years from 01.11.2007 Rent review every 5th year FR & I	£8,500 p.a.        Reversion 2015
First Floor	Individual	Bedsit, 1 Room, Shower Room	6 month Assured Shorthold Tenancy	£3,360 p.a.	Holding over
First Floor	Vacant	Bedsit, 1 Room, Shower Room		—	
Second Floor	Individual	Bedsit, 1 Room, Shower Room	6 month Assured Shorthold Tenancy from 09.09.2009	£3,120 p.a.	Holding over
Second Floor	Vacant	Bedsit, 1 Room, Shower Room		—	
				<b>Total £14,980 p.a.</b>	

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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