

1-2 Bridge Street
Nailsworth
Glos GL6 0AA

FOR SALE – Retail premises



- Available to purchase with vacant possession.
- Highly prominent position in centre of popular town.
- Conversion potential – subject to obtaining the required planning consents.

Guide Price: £395,000, exclusive, Subject to Contract

COM/ 2066

DATE: 14.05.2024

LOCATION

The property benefits from a high profile position in the heart of Nailsworth at the roundabout junction of the A46 and directly opposite the Old George Hotel and Williams Kitchen.



Promap

LANDMARK INFORMATION

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Plotted Scale - 1:1250. Paper Size - A4

DESCRIPTION

This 3-storey end terrace period building was previously used as a hairdressing salon.

It would be relatively straightforward to create a self-contained ground floor premises with separate entry entrance door leading to the upper floors that could potentially be converted to alternative uses, subject to obtaining the required planning consents.

ACCOMMODATION

Description (NIA)	Sq ft	M ²
Ground floor	844	78.41
First floor	567	52.67
Second floor	596	55.37
Total	2007	186.46

SERVICES

We have not tested any of the existing service installations and interested parties are advised to obtain independent specialist advice regarding the condition of the service connections.

RATINGS

Interested parties are advised to make their own enquiries to the billing authority to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the rating assessment.

EPC

Awaiting EPC.

FREEHOLD PRICE

Offers invited based upon guide price of: £395,000, Subject to Contract.

The property is NOT elected for VAT.

VIEWING

To arrange a viewing contact the sole agent: Hawkins Watton Ltd on

Tel: 01453 753753 / Email: admin@hawkinswatton.co.uk

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