

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/ 8087

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 <sup>2</sup>
Ground floor	844	78.41
First floor	567	52.67
Second floor	596	55.37
<b>Total</b>	<b>2007</b>	<b>186.46</b>

## 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](mailto:admin@hawkinswatton.co.uk)

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