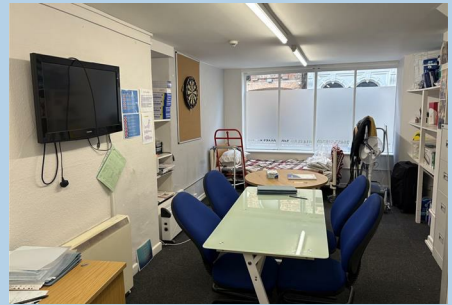


14 Long Street, Dursley,
GL11 4HX

P.A

£14,000 P.A



Spacious commercial premises in the heart of Dursley town centre and with good visibility to passing trade. The property is currently used as offices and comprises of two large office areas, two meeting rooms, staff kitchen, two WCs and enclosed courtyard at the rear. Suitable for a range of business uses. Energy Rating C. Total floor space measures approximately 90m².

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Gloucestershire, GL11 4BW

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14 Long Street, Dursley, GL11 4HX

Situation

The premises occupy a central position close to the main trading street in the town of Dursley. The town benefits from free shoppers' parking within close proximity.. Located midway between Gloucester and Bristol, Dursley is well placed for access to the A38 and adjoining M4/M5 motorway network.

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).

Main Office 7.74m x 4.04m (narrowing to 3.56m) (25'4" x 13'3" (narrowing to 11'8"))

Open plan space with bay window to front, sash window to rear, carpet tiled flooring and night storage heater.

Second Office 7.23m x 3.67m (narrowing to 2.06m) (23'8" x 12'0" (narrowing to 6'9"))

Large office with window to front, carpet tiled flooring and night storage heater.

Meeting Room One 2.52m x 2.31m (8'3" x 7'6")

Carpet tiles to flooring, sash window to rear and night storage heater.

Meeting Room Two 3.50m x 2.83m (11'5" x 9'3")

Accessed via steps and with carpet tiles to flooring, sash window to rear and night storage heater.

Kitchen 3.32m x 2.21m (10'10" x 7'3")

Accessed via steps and with a range of wall and base units, tiled flooring, electric wall heater, door and window to rear courtyard.

Rear Hall

Carpeted flooring, door to rear bin store area.

WC

WC, wash basin, tiled flooring and window to rear.

Second WC

WC, wash basin, tiled flooring.

Externally

Private rear courtyard measuring 3.69m x 1.81m and accessed from kitchen with rear access gate to churchyard.

Agents Note

Available Date: April 2025

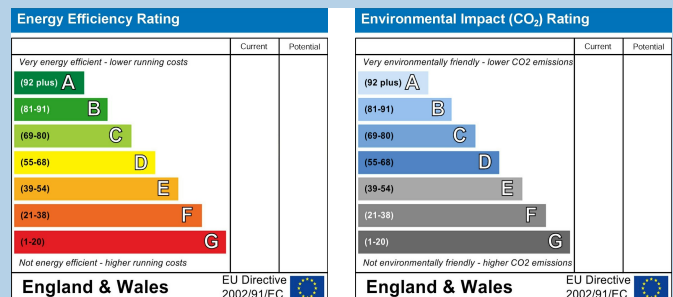
Energy Rating: C

Utilities: Mains Electric, Water and Sewerage are connected

The property is not VAT registered

The property lies within a Conservation Area

Rateable Value £8,200



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.