

1-2 Bridge Street
Nailsworth, GL6 0AA

HW Hawkins
Watton



FOR SALE

2,007 SQ FT
(186.46 SQ M)

OFFERS IN THE REGION OF £395,000

Available to purchase with
vacant possession

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

hawkinswatton.co.uk
01453 753753

Summary

Available Size	2,007 sq ft
Price	Offers in the region of £395,000
EPC Rating	Upon enquiry

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.

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.

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

Please use the following link to access the EPC: <https://find-energy-certificate.service.gov.uk/energy-certificate/7402-2492-6516-8898-7242>

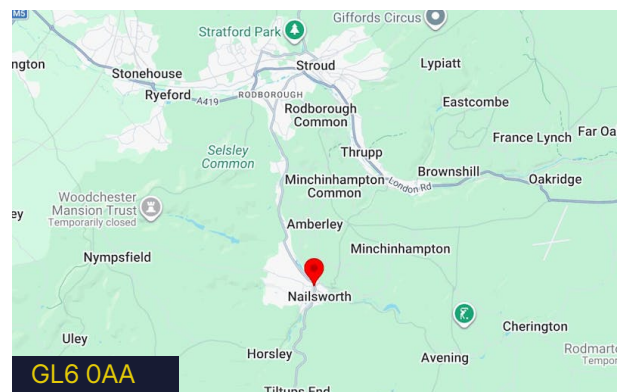
FREEHOLD PRICE

Offers invited based upon guide price of: £395,000, Subject to Contract.
The property is NOT elected for VAT.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	844	78.41
1st	567	52.68
2nd	596	55.37
Total	2,007	186.46



Viewing & Further Information



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