

Tashi Centre

Bowers Court, Broadwell, Dursley, GL11 4JE

HW Hawkins
Watton



FOR SALE

321 TO 1,925 SQ FT
(29.82 TO 178.84 SQ M)

OFFERS IN THE REGION OF £400,000

Two separate buildings
with courtyard and parking

- Convenient location close to Dursley town centre
- Would suit a variety of purposes: clinic/surgery/office/studio/workshop
- Potential for conversion to residential – with planning permission already granted
- Two separate buildings with courtyard and parking

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Summary

Available Size	321 to 1,925 sq ft
Price	Offers in the region of £400,000
EPC Rating	Upon enquiry

Location

The property is located on Bowers Court, a quiet position within close proximity to the rejuvenated Dursley town centre. Adjacent to the property is the public car park. Dursley is conveniently situated approximately 6 miles from the larger centre of Stroud, and easily accessible from the M5 at Junctions 12 or 13.

Description

The property comprises of two self-contained 2-storey detached buildings separated by an attractive and secure courtyard. Both buildings are currently used as therapy rooms, and provides a number of attractive rooms, with ancillary kitchen and WC facilities.

Building 2 ground floor is currently mainly used for storage and benefits from a parking space to the side. The property would suit a variety of uses and whilst ideally the current clinic use could be maintained the property could easily accommodate alternative commercial uses such as surgeries, offices, workshops or studios.

Alternatively, the individual rooms could be let to create a rental investment or the property converted to residential with the benefit of the existing planning Consent.

PLANNING

The property benefits from the existing consent for conversion to residential (planning ref: S.22/1106/FUL)

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.

TENURE

The property is freehold.

EPC

Awaiting EPC.

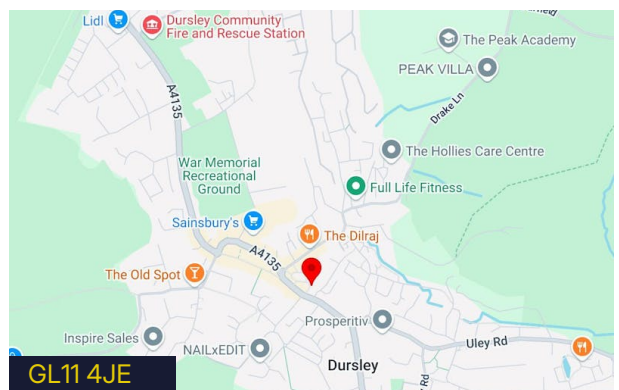
FREEHOLD PRICE

Guide price of: £400,000, exclusive, Subject to Contract. The property is NOT elected for VAT.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Building 1	329	30.57
1st - Building 1	321	29.82
Ground - Building 2	754	70.05
1st - Building 2	521	48.40
Total	1,925	178.84



Viewing & Further Information



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