

For Sale



On behalf of RS Morgan and RJ Goode
(Joint LPA Receivers)

Industrial/
development
opportunity

**Gossington Truck
Stop
Commercial Road
Cambridge
Dursley
Gloucestershire
GL11 5JA**



- Roadside truck stop site on the A38, approx 2.45 acres (1ha)
- Comprising cafe and workshop with concrete yard
- Freehold
- Guide price £500,000

For further information or an appointment to view please contact:

Andrea Summers

T: 0117 988 5234

E: andrea.summers@gva.co.uk

08449 02 03 04
gva.co.uk/4392

Location

The subject property adjoins a lay by on the western side of the A38, located 12 miles (19 km) to the south of the city of Gloucestershire and 7 miles (11 km) to the west of Stroud. Bristol City Centre is located approximately 20 miles (32 km) to the south.

Gossington Bridge is a roadside location where the A38 crosses the main Gloucester to Bristol railway line, being 0.25 miles to the south east of the village of Gossington.

Description

The site is a former road side truck stop extending to approximately 0.99 hectares (2.45 acres) comprising a café, industrial/workshop unit, stand alone site office, security gatehouse and portacabin situated on a rough surfaced concrete yard.

The café comprises a single storey detached dwelling with rendered elevations beneath a pitched tiled roof over the bar and restaurant accommodation and flat roof over the office, kitchen and washroom facilities.

The industrial/workshop unit comprises a three bay steel portal frame with part brick and profile metal clad elevations under a pitched profile roof with c. 30-40% translucent roof panels.

A stand alone single storey site office comprising 2 modular adjoining portacabins built on a brick plinth is located adjacent to the security wall. A further portacabin is situated to the rear of the site.

Accommodation	Sq m	Sq ft
Cafe	187	2,012
Industrial unit	403	4,346
Total	706	7,607

Tenure

The property is held freehold.

Rating

Local Authority: Stroud District Council Authority

Description: Vehicle Repair Workshop & Premises
Rateable Value: £5,800

Description: Cafe & Premises
Rateable Value: £6,000

Description: Land used for Storage & Premises
Rateable Value: £8,500

Interested parties should make their own enquiries to the Business Rates Department at Stroud District Council.



GVA is the trading name of GVA Grimley limited, conditions under which particulars are issued by GVA Grimley Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of GVA Grimley Limited or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT.

Printed by www.ps2property.co.uk



Planning

The properties are currently used as a cafe and industrial/workshop unit.

Services

Prospective purchasers should make their own enquiries regarding the presence, size and capacity of services from the relevant statutory authority.

VAT

We have been advised by HMRC that they do not have a record of an option to tax on the property.

Costs

Each party will be responsible for their own legal and professional costs incurred. The vendors shall not be responsible for any abortive costs incurred by interested parties.

Guide Price and Terms

Offers are invited for the freehold interest.

Offers are to be submitted in writing with evidence of finance to GVA, St Catherine's Court, Berkeley Place, Bristol, BS8 1BQ or via e-mail to the recipient below by **12 noon on 18 July 2012**.

The Receivers reserve the right not to accept any offer.

Viewing Arrangements

The property is available to view strictly by appointment through sole agents GVA.

For further information or an appointment to view please contact:

Andrea Summers

T: 0117 988 5234

E: andrea.summers@gva.co.uk

Energy Performance Certificate

Non-Domestic Building



CAFE
Industrial Unit
Gossington Truck Stop
Bristol Road, Cam
DURSLEY
GL11 5JA

Certificate Reference Number:
9532-3075-0228-0901-1225

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ **95** This is how energy efficient the building is.

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	259
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	181.91

Benchmarks

Buildings similar to this one could have rating as follows:

34 If newly built

91 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Energy Performance Certificate

Non-Domestic Building



Industrial Unit
Gossington Truck Stop
Bristol Road, Cam
DURSLEY
GL11 5JA

Certificate Reference Number:
0250-5922-0382-3170-9024

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

226

This is how energy efficient the building is.

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	401
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	223.54

Benchmarks

Buildings similar to this one could have rating as follows:

29

If newly built

77

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.