

FOR SALE

INDUSTRIAL/DEVELOPMENT OPPORTUNITY



ON BEHALF OF RJ BELCHER AND RJ GOODE (JOINT LPA RECEIVERS)

GOSSINGTON TRUCK STOP

BRISTOL ROAD | CAMBRIDGE | DURSLEY | GL11 5JA



BILFINGER



GOSSINGTON TRUCK STOP

BRISTOL ROAD | CAMBRIDGE
DURSLEY | GL11 5JA



- Roadside Truck Stop site on the A38
- Comprising café and workshop with concrete yard
- Approximately 2.4 acres (1ha)
- Freehold
- Offers invited



LOCATION

The subject property adjoins a lay by on the western side of the A38, located 13 miles (21km) to the south of the city of Gloucester and 10 miles (16km) to the west of Stroud. Bristol city centre is approximately 23 miles (37km) 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 along site office, security gatehouse and temporary office situated on a concrete yard.

The café comprises a single storey detached building with rendered elevations beneath part 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 elevation under a pitched profile roof with c.30-40% translucent roof panels.

A standalone single storey site office comprising 2 modular adjoining units built on a brick plinth. A further unit is situated to the rear of the site.

ACCOMMODATION	SQ M	SQ FT
Café	187	2,012
Industrial Unit	403	4,346
Total	706	7,607

Click on map for larger view.



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Click on plan for larger view.

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VIEWING ARRANGEMENTS

Strictly by appointment through the selling agents GVA.

CONTACT

For further information please contact:

JACK HARBER

0117 988 5232

jack.harber@gva.co.uk

Subject to contract
Particulars dated February 2015

RATING

DESCRIPTION	RATEABLE VALUE
Vehicle Repair Workshop and Premises	£5,800
Café & Premises	£6,000
Land used for Storage and Premises	£8,500

TENURE

The property is held freehold

PLANNING

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

We believe that the properties are not listed and do not lie within a conservation area. Interested parties should make their own enquiries to Stroud District Council Planning Department.

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.

OFFERS

Offers are invited for the freehold interest. Offers are to be made in writing by **12 noon 9 March 2015** to GVA, St Catherine's Court, Berkley Place, Bristol, BS8 1BQ for the attention of Jack Harber.
Tel: 01179885232. Email: jack.harber@gva.co.uk

1. The offer should be made subject to contract only and for a fixed sum in pounds sterling confirming date of exchange and completion.
2. All offers must be made on behalf of a named purchaser with full address provided together with the offeror's solicitors full contact details
3. The offer must be supported by evidence of funding to the full level of the offer.
4. The Receivers have the sole discretion to accept or reject and offer and are not bound to accept the highest or indeed any offer and will not provide warranties or guarantees in relation to the sale.



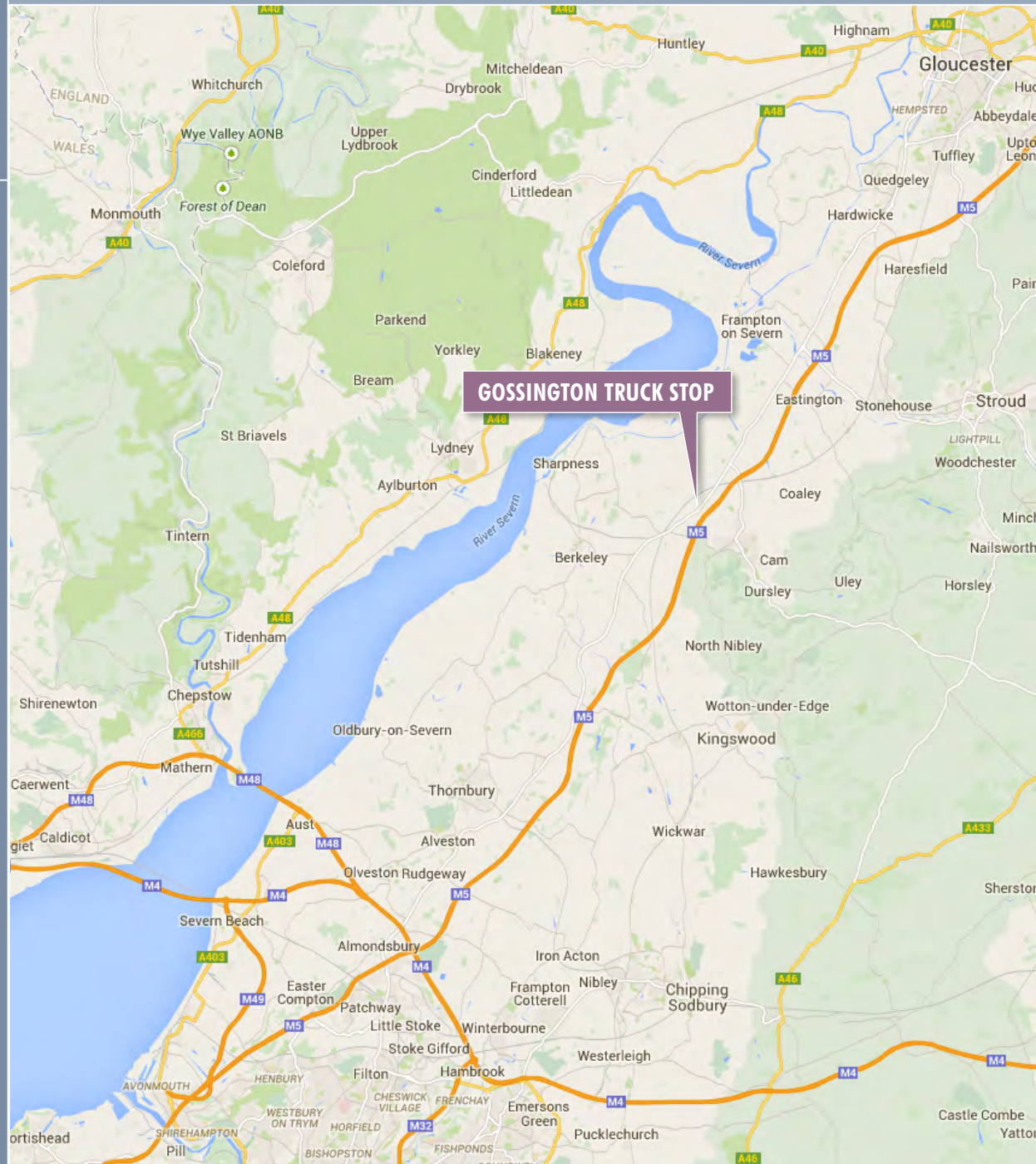
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