

FOR SALE

Substantial Property with Adjacent Car Parking 3,535 Sq Ft (328.42 sq m)



Redevelopment Potential (STP)

Formerly a Children's Day Nursery

Prominent Site and frontage onto Gloucester Road

Convenient for Local Routes and Easy access to M5 motorway

Generous Private Car Park

27 Gloucester Road, Stonehouse, Gloucestershire GL10 2NZ

01452 380064

LOCATION

The property is situated on Gloucester Road, on the Northern edge of Stonehouse Town Centre. The surrounding area comprises a mixture of residential and commercial uses.

Stonehouse is a popular town near Junction 13 of the M5 Motorway and 3 miles from the larger market of Stroud at the gateway to the Cotswolds.



DESCRIPTION

Originally constructed as two semi-detached houses, the property has been extensively altered and extended over the years. Construction is of rendered brickwork to the elevations under a mixture of pitched slate, clay tiled and flat roofs. The accommodation is arranged over ground and first floors.

Most recently used as a children's day nursery, the property benefits from WC's and a fitted kitchen on the Ground floor and a bathroom and kitchen at first floor.

Externally a tarmacadam parking area is located to the side of the property with access directly off the Gloucester Road. To the rear of the parking area is a self-contained, fenced and gated garden/yard area.

The property may be suitable for continued commercial use or alternatively for residential development (both subject to obtaining any necessary Planning Consents).

The property extends to approximately 3,535 sq ft (328.42 sq m) measured on a Gross Internal Area basis.

KEY INFORMATION

Services

Mains water, drainage and gas are connected to the property.

Heating is via a modern 'Vaillant' gas fired boiler and wet radiator system.

NOTE: None of the services have been tested by Kurt Wyman Surveyors.

EPC Rating

C68

Business Rates

In the 2017 Rating List the property is described as 'Day Nursery & Premises with a rateable value of £12,500.

Quoting Price

Offers are invited in excess of £375,000 for the freehold of the property/site with vacant possession upon completion.

Legal Costs

Each party will be responsible for their own legal fees involved in the transaction.

VAT

We are informed VAT will be chargeable on the sale.



**All viewings by prior appointment with
Kurt Wyman Surveyors:**

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Email: info@kurtwymansurveyors.co.uk

Website: www.kurtwymansurveyors.co.uk



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