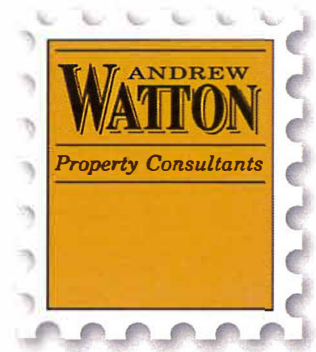


Unit 8, Hope Mills
Brimscombe
Stroud
Glos GL5 2SE



FOR SALE



- ◆ INDUSTRIAL UNIT WITH MEZZANINE FLOOR
- ◆ GROUND FLOOR 990 SQ FT
- ◆ MEZZANINE FLOOR 840 SQ FT

PRICE: £150,000 SUBJECT TO CONTRACT

VIEWING - Strictly by appointment with Andrew Watton Property Consultants

COM/1753 DATE: 04.10.2017

Cornhill Chambers, Stroud, Gloucestershire GL5 2JT | T: 01453 753753
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THE SITUATION The premises are situated on the Hope Mills estate which is adjacent to Canal Iron Works. The estates are easily found off the A419 with the junction of Hope Mills Lane being opposite Brewery Lane, approximately two miles from Stroud as you drive towards Cirencester.

THE PREMISES is a purpose built industrial unit having cavity walls faced with brick and profile sheet cladding to part and the roof.

THE ACCOMMODATION comprises (all dimensions are approximate):

On the Ground Floor

Workshop space	44'6" deep x 22'3" wide overall	990 sq ft
Reception	10'1" x 8'2"	
Front Workshop	22'3" x 17'4" overall maximum with internal Window (visible when roller shutter door is open)	
Spray booth	17'3" x 11'2"	
Showroom	26'6" x 11'0" minimum	
Kitchen	8'10" x 5'1" with single drainer stainless steel Sink unit with cupboards under, tiled splashbacks And wall cupboard	
Lobby		
Cloakroom	with low level WC and wash hand basin	

On the First Floor

Stores	33'8" x 22'6" plus store cupboard (by roller Shutter door)	757 sq ft
Office	9'11" x 8'5"	<u>83 sq ft</u>
		840 sq ft

Outside

Access to roller shutter door with two parking spaces in front of the unit plus two opposite side of the service road.

SERVICES All mains services are understood to be connected, including gas.

TENURE

The property is freehold.

OUTGOINGS The Rateable Value in 2017/2018 is believed to be £6400.00 with Business Rates being payable in this period of £2982.40 before any business relief given if applicable.

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