

COMMERCIAL SITE FOR SALE

Completely Motoring - 333 Bristol Road

Gloucester, GL2 5DN

For Sale by Informal Tender - Site Area Approx. 0.63 Acres (0.25 Ha)



Land and Premises at Bristol Road, Gloucester

LOCATION

Gloucester is located approximately 9 miles (14.5 km) west of Cheltenham, 35 miles (56.2 km) north of Bristol, 55 miles (88.5 km) south of Birmingham and 100 miles (161 km) west of London. Access to the motorway network is available at Junctions 11,11A and 12 of the M5 and Junction 15 of the M4 at Swindon. The link to the M4 is via the A417/A419 trunk road. The property is situated prominently along Bristol Road, approximately 1 mile south of the city centre, close to the Madleaze Estate entrance.

DESCRIPTION

The property has corner frontage onto the popular Bristol Road, this is a well-established industrial and commercial location. Occupiers within the vicinity including McDonalds, Bathwick Tyres, Bristol St Motors and multiple other automotive businesses.

The property comprises a site extending to approximately 0.63 acres (0.25 hectares) and accommodating a detached two storey office facility with adjoining industrial garage, with full roller door.

The site is predominantly tarmac surfaced and benefits from two access points from both Bristol Road and Lower Tuffley Lane. with the boundaries formed by brick walls and steel/palisade/chainlink fencing.

PLANNING POTENTIAL

We believe the site will fall under 'Sui Generis' of the Use Classes Order (ammendment) 2020.

The site appears to have scope for further development, subject to planning. We advise all interested parties to rely on their own enquiries with the local planning committee.

EXISTING ACCOMODATION (GIA Approximately)

Building	Sq. M	Sq. Ft
Office	203.51	2,191
Warehouse	110.8	1,192
Total	314.31	3,383
	Hectares	Acres
Total Site Area	0.25	0.63

SERVICES

We understand the site benefits from gas, water and electricity.

TENURE

Freehold – sold with vacant possession.

GUIDE PRICE

Offers are invited by way of informal tender in the region of £1.2 million by 12 noon on Friday 25th August 2023.

VAT

VAT is applicable to all costs related to this property.

LEGAL INFORMATION

Each party to be responsible for their own legal costs incurred in this transaction.

VIEWING & FURTHER INFORMATION

Viewings are strictly by prior arrangement with Bruton Knowles on the pre-arranged viewing days. Please contact phoebe.harmer@brutonknowles.co.uk to book a viewing slot.

TERMS

The site is offered for sale by informal tender. Conditional and Unconditional Offers are invited. Tenders should be submitted to Dorian Wragg or Phoebe Harmer by email prior to **12 noon on Friday 25th August 2023.**

dorian.wragg@brutonknowles.co.uk

phoebe.harmer@brutonknowles.co.uk

Bids should be in accordance with the 'Financial Proposal Form' available on request.

SUBJECT TO CONTRACT – AUGUST 2023

Land and Premises at Bristol Road, Gloucester



Land and Premises at Bristol Road, Gloucester





Netheridge Bridge
(Swing-Bridge)

The Old Log Pond

• 11.9m

Ramsdale Road



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