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Bennett Jones PARTNERSHIP

47 High Street, Cam, GL11 5LB

Asking Price
£250,000

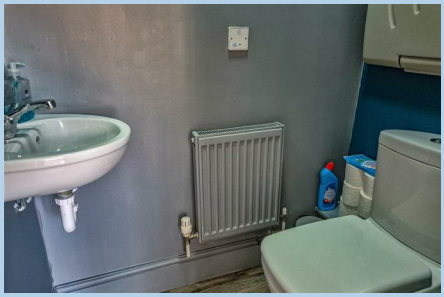












Sandwich shop and Cafe, close to Cam Village Centre situated in prominent main road location with spacious first floor offices, currently has A3 use - fixtures and fittings to be included in the asking price

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The Property Ombudsman
propertymark

47 High Street, Cam, GL11 5LB

SITUATION
The property occupies a prominent position in High Street, Cam fronting the A4135 in this busy and expanding village within easy reach of the A38. Cam has a number of independent retailers including Post Office, hairdressers, electrical retailer, flower shop, Fish and Chip shop and in addition there is a large Tesco supermarket. The village is expanding with 600 houses currently planned with a further 900 having planning granted.

DIRECTIONS
From Dursley town centre, travel out of the town in a north westerly direction on the A4135 and continue straight across at the first and second mini-roundabouts, at the third mini-roundabout take the second exit and proceed down the incline to the roundabout with Tesco's directly opposite, taking the first exit into Cam High Street. The property can be seen on the left hand side just before the turning into Knapp Lane.

DESCRIPTION
The property offers excellent opportunity to acquire the freehold of this well located café/sandwich bar which currently has A3 use. The ground floor has two seating areas, cloakroom and food preparation serving area. On the first floor there are three offices along with cloakroom. The property is ideal for many uses and has potential for conversion of the first floor to residential use, subject to necessary consents.

THE ACCOMMODATION
(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

ON THE GROUND FLOOR

CAFE AREA 6.83m x 4.38m (22'4" x 14'4")
Having display window, glazed door, attractive wooden counters and serving area, with oven, coffee machine fridges, sink unit. seating area and breakfast bar Opening to:

SEATING AREA 6.23m x 3.44m narrowing to 2.37m (20'5" x 11'3" narrowing to 7'9")
Having five tables and wooden breakfast style bar with further seating

KITCHEN 3.54m x 2.29m narrowing to 1.25m (11'7" x 7'6" narrowing to 4'1")
Stainless steel work surfaces with two sink units, oven space and prep area. - fully fitted commercial kitchen

WC
Having wash basin and WC.

ON THE FIRST FLOOR

LANDING

MAIN OFFICE 4.18m x 3.00m (13'8" x 9'10")

SECONDARY OFFICE 3.68m x 3.47m narrowing to 3.05m (12'0" x 11'4" narrowing to 10'0")

THIRD OFFICE 2.31m x 1.72m (7'6" x 5'7")

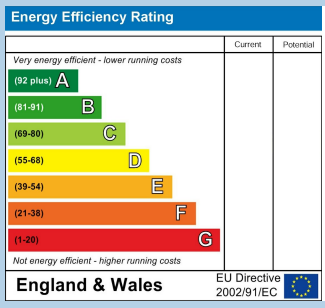
CLOAKROOM TWO
WC and wash basin.

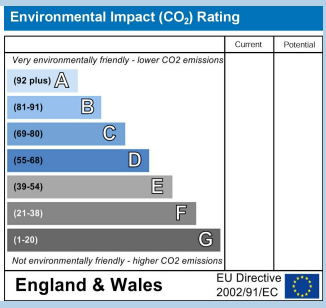
EXTERNALLY
There is side pedestrian access.

AGENT NOTES
Tenure: Freehold
Services: All mains services are understood to be connected.
Rateable Value: £5,300.00 Rates Payable: £2,644.70
Broadband: Overhead/underground wire (not fibre)
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

VIEWING
By appointment with the owner's sole agents as over.

FINANCIAL SERVICES
We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.





MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors. None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.