

For Sale



Office Building

**The Bone Mill
New Street
Charfield
Gloucestershire**

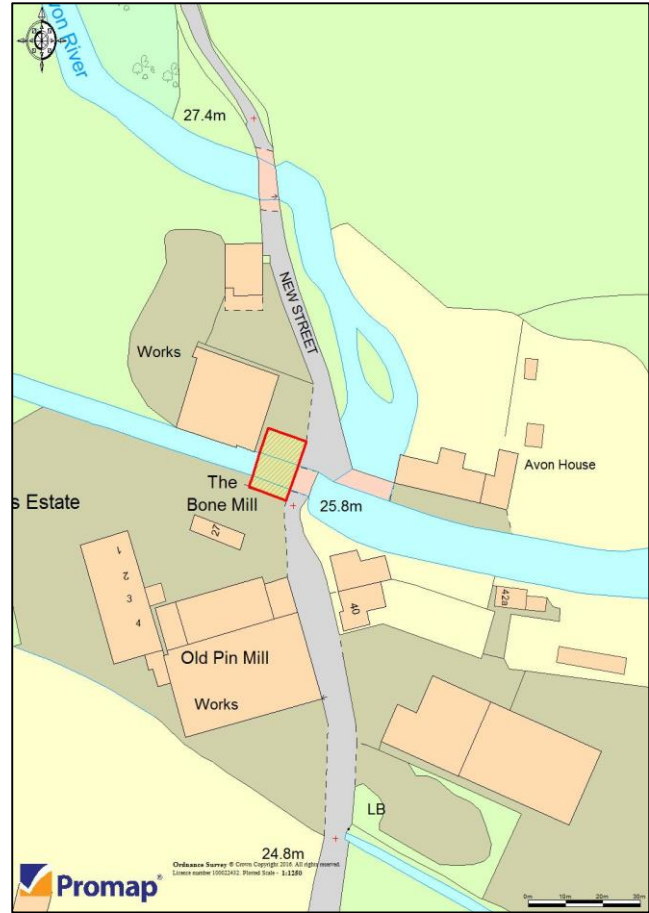
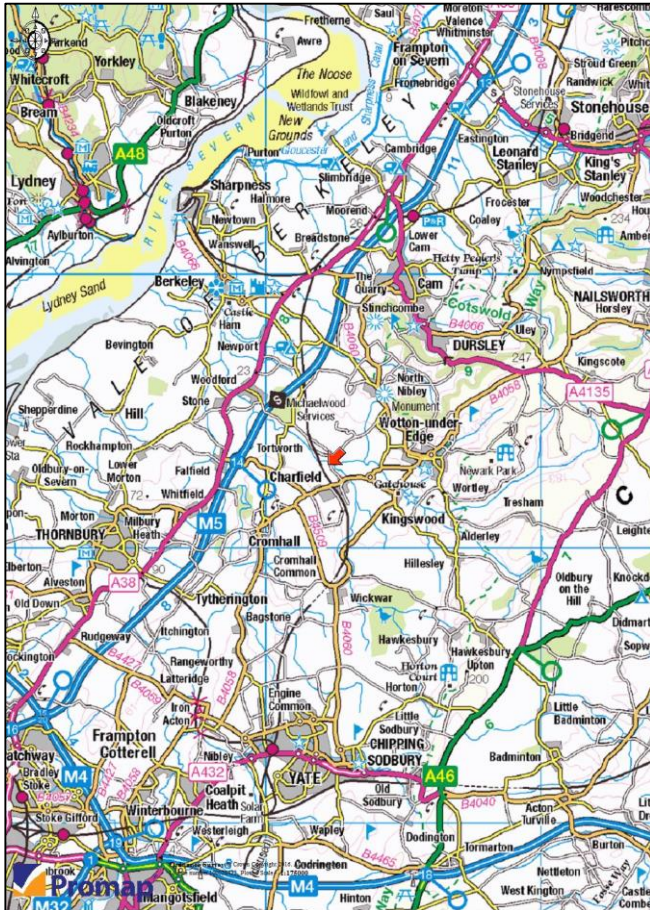
6,594 sq ft (612.6 sq m)

- Partially let and income producing
- Potential for alternative uses subject to planning
- Attractive open plan office suites

LOCATION

The property is situated on the eastern edge of the attractive village of Charfield just 3.3 miles from Junction 14 of the M5.

The immediate surrounding area provides a mix of building uses being residential, industrial and offices.



ACCOMMODATION

Area	Sq ft	Sq m
Ground Floor	1,778	165.2
First Floor	1,811	168.3
Second Floor	1,806	167.8
Third Floor	1,199	111.4
Total	6,594.4	612.6

DESCRIPTION

The Mill building dates back from the early 1800's and has been fully refurbished to provide attractive open plan office accommodation over 4 floors, with additional storage space at ground floor level.

Each floor is accessed via the main staircase, and each floor benefits from its own kitchen and wc facilities.

All measurements are approximate Net Internal Areas.

TENURE

Freehold.

SERVICES

We are advised that all main services will be available or connected.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves independently as to the state and condition of such items.



TERMS

The property is being sold with the benefit of two leases to occupying tenants. Copies of these leases will be available upon request.

PRICE

£200,000 exclusive.

BUSINESS RATES

Interested parties are advised to make their own enquiries to the local billing authority to ascertain the exact rates payable.

LEGAL COSTS

Each party to be responsible for paying their own legal costs associated with any transaction.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Sale price. We recommend that the prospective purchasers establish the VAT implications before entering into any agreement.

ASBESTOS REGULATIONS

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

ENERGY PERFORMANCE CERTIFICATES

An EPC has been commissioned and will be available for inspection.

SUBJECT TO CONTRACT

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VIEWING ARRANGEMENTS/FURTHER INFORMATION

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