

# FOR SALE

## MIXED RESIDENTIAL/COMMERCIAL OPPORTUNITY

**Kurt Wymman**  
Surveyors & Property Agents



**The Old Bakery, 13a Station Road, Cam, GL11 5NS**

**Two Workshops | Two x 2 Bedroom Flats | Secure Gardens | Generous off road Parking**



## DESCRIPTION

A rare opportunity to acquire a mixed commercial / residential property consisting of;

- two workshops,
- two x 2 bedroom flats
- additional ancillary accommodation,
- storage, and
- generous parking.

All accommodation is generously proportioned with opportunities to create the perfect work / life balance, multi-generational living, or other uses (STP)

### Workshop 1 (730 sq ft)

- Single storey workshop
- Excellent natural light
- 3-phase power supply
- Additional store to rear
- Direct pedestrian access to courtyard
- Access to 1st floor Studios and additional walk-in under eaves storage

### Workshop 2 (1,190 sq ft )

- Single storey workshop with office & store
- Roof lights
- 3 Phase power supply
- Vehicular access to secure courtyard

Externally there are 3 off road parking areas for the exclusive use of the property.

The property is situated on the edge of open countryside In close proximity to Cam village centre. Cam offers a range of amenities with local shops, primary schools and a doctor's surgery.

The nearby town of Dursley offers a wider selection of facilities to include secondary schools and sports facilities .

Cam train station offers direct routes to Bristol Parkway and the Midlands with Stroud train station (7 miles) having a direct line to London Paddington.

The nearby A38 gives access to M5/M4 Motorway

# Residential Accommodation

## 2 Bedroom Flat (Ground Floor)

- Exclusive entrance
- Open Plan living arranged over Ground Floor
- Modern fitted kitchen
- Ensuite to master bedroom
- Family bathroom
- All fittings installed to very high standard
- French doors directly opening on to private courtyard garden
- Exclusive parking spaces front of property



## 2 Bedroom Flat (1st Floor)

- Exclusive entrance
- Open Plan living arranged over First Floor
- Modern fitted kitchen
- Large bathroom
- All fittings installed to very high standard
- French Doors directly opening on to private raised terrace
- Generous parking spaces to side of property



Both flats benefit from generous additional parking to the rear of the property.

# KEY INFORMATION

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## BUSINESS RATING

### Workshop 1

The 2023 Rating list shows the property is described as “workshop and premises” with a rateable value of £4,350

### Workshop 2

The 2023 Rating list shows the property is described as “workshop and premises” with a rateable value of £6,700

## Council Tax

Flat 1 - Band B

Flat 2 - Band A

## QUOTING TERMS

The freehold of the property is available with vacant possession upon completion.

## QUOTING PRICE

**£649,500**

## LEGAL COSTS

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

## VAT

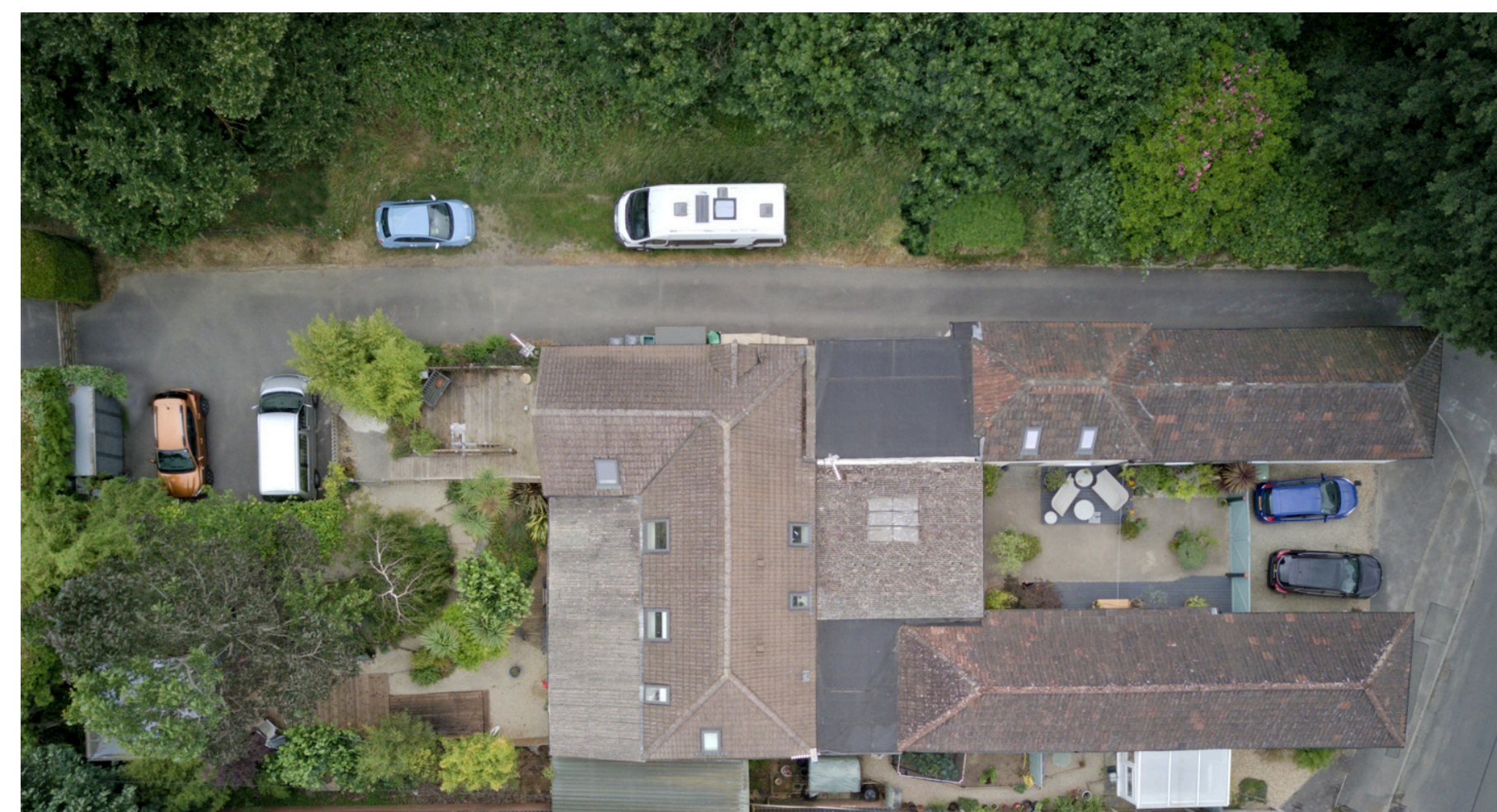
All figures are quoted exclusive of VAT.

## Agent's Note:

This property offers a rare combination of opportunities both from commercial and residential perspectives.

Every part of the renovation from the Old Bakery has been carried out to a high standard, offering turn-key condition to the new owners.

The extent of the grounds and current layout would offer exceptional quality multi-generational living but also could easily lend itself to alternative purposes such as community living, educational or nursery uses (Subject to Planning) given the flexibility of the accommodation .





**Kurt  
Wyman**  
Surveyors & Property Agents

**ALL VIEWINGS BY PRIOR  
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