

Unit 6 Gigg Mill

Bond's Mill, Old Bristol Road, Nailsworth, GL6 0JP

HW Hawkins
Watton



FOR SALE

1,000 SQ FT
(92.90 SQ M)

OFFERS IN THE REGION OF £250,000

Excellent location on edge
of the affluent town of
Nailsworth

- Office investment opportunity currently producing a rental income of £12,360 p.a.
- Includes large car park with future development potential (subject to obtaining necessary Consents)

hawkinswatton.co.uk
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Summary

Available Size	1,000 sq ft
Price	Offers in the region of £250,000
EPC Rating	Upon enquiry

Location

The property is located on the outskirts of Nailsworth, an affluent and popular town in the Stroud valleys which has a population of approx. 6000.

The property is accessed via a lane from the Old Bristol Road, one of the main roads accessing Nailsworth from the south.

Motorway access is available at Junctions 13 of the M5 (approx. 11 miles distance) and J18 of the M4 (approx. 15 miles distance).

Description

The property comprises of a single storey detached building of non-traditional construction, which has been configured internally to provide 5 individual offices. There is also WC and kitchen facilities. The building has an internal floor area of approx. 1000 sq ft.

Externally the property includes a substantial area of car parking, and individual parking spaces are currently let to local residents. There is potential to increase this revenue, and for future development of the car park, subject to obtaining the necessary planning Consents.

SERVICES

We have not tested any of the existing service installations and interested parties are advised to obtain independent specialist advice regarding the condition of the service connections.

RATINGS

Interested parties are advised to make their own enquiries to the billing authority to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the rating assessment.

TENURE

The property is freehold

TENANCIES

The property is currently let by way of various Licence Agreements for the office suites and parking spaces, producing a gross rental currently of £12,360 p.a. Full details of the lettings are available upon request.

EPC

The property is awaiting an EPC rating and the Certificate will be available shortly upon request.

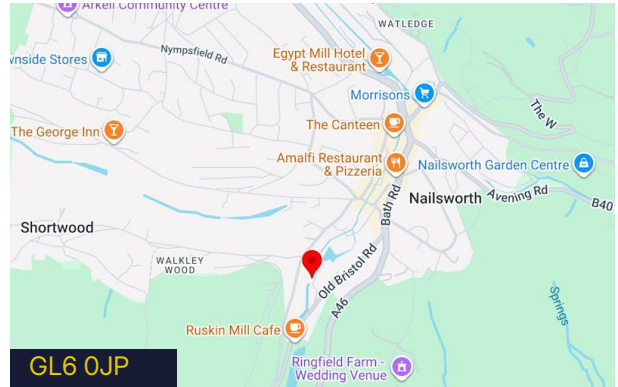
FREEHOLD PRICE

Offers invited based upon guide price of: £250,000, exclusive, Subject to Contract

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,000	92.90
Total	1,000	92.90



Viewing & Further Information



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