



FREEHOLD

£265,000



GOLDEN LAKE, HIGH STREET, BREAM, LYDNEY, GLOUCESTERSHIRE, GL15 6EQ

- IDEAL BUSINESS/INVESTMENT OPPORTUNITY
- PRIME LOCATION
- THRIVING VILLAGE
- UNAPPOSED TRADE
- PARKING
- LARGE CATCHMENT AREA

www.kjtresidential.co.uk

GOLDEN LAKE, HIGH STREET, BREAM, LYDNEY, GLOUCESTERSHIRE, GL15 6EQ

KJT RESIDENTIAL ARE PLEASED TO OFFER FOR SALE, THIS FREEHOLD INVESTMENT FAST FOOD ESTABLISHMENT (NOT CURRENTLY TRADING) IN THE POPULAR VILLAGE OF BREAM WITH ASSOCIATED LIVING ACCOMMODATION WHICH COULD EASILY BE SEPARATED TO PROVIDE AN INVESTMENT VEHICLE OR A PROPRIETOR LIVING ARRANGEMENT.

The Village of Bream has become increasingly popular with people travelling out from such centres as Bristol. Bream has a good range of facilities including Primary School, Health Care, Chemist, Coffee House and local Stores.

A wider range of facilities are also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Entrance door to -

Reception Area: 15' 7" x 12' 7" (4.75m x 3.83m), Counter, tiled floor, radiator.

Preparation Area and Kitchen: 24' 8" x 9' 7" (7.51m x 2.92m), Fully equiped.

Shower Room: 22' 0" x 4' 6" (6.70m x 1.37m),



Rear Hall: With accesses from both the rear of the building and the reception area, radiator.

Shower Room: W.C., shower cubicle, sink unit, radiator.

Stairs to Landing

Office/Study/Potential Bathroom: 8' 4" x 7' 2" (2.54m x 2.18m),

Kitchen: 12' 9" x 10' 9" (3.88m x 3.27m), Fitted at wall and base level, sink unit, radiator, window to rear, tiled splash-backs.

Bedroom One: 12' 10" x 8' 5" (3.91m x 2.56m), Window to front, radiator.

Bedroom Two/Living Room: 12' 7" x 9' 7" (3.83m x 2.92m), Window to front, radiator.

Bedroom Three: 10' 4" x 9' 0" (3.15m x 2.74m), Narrowing, window to rear, radiator.

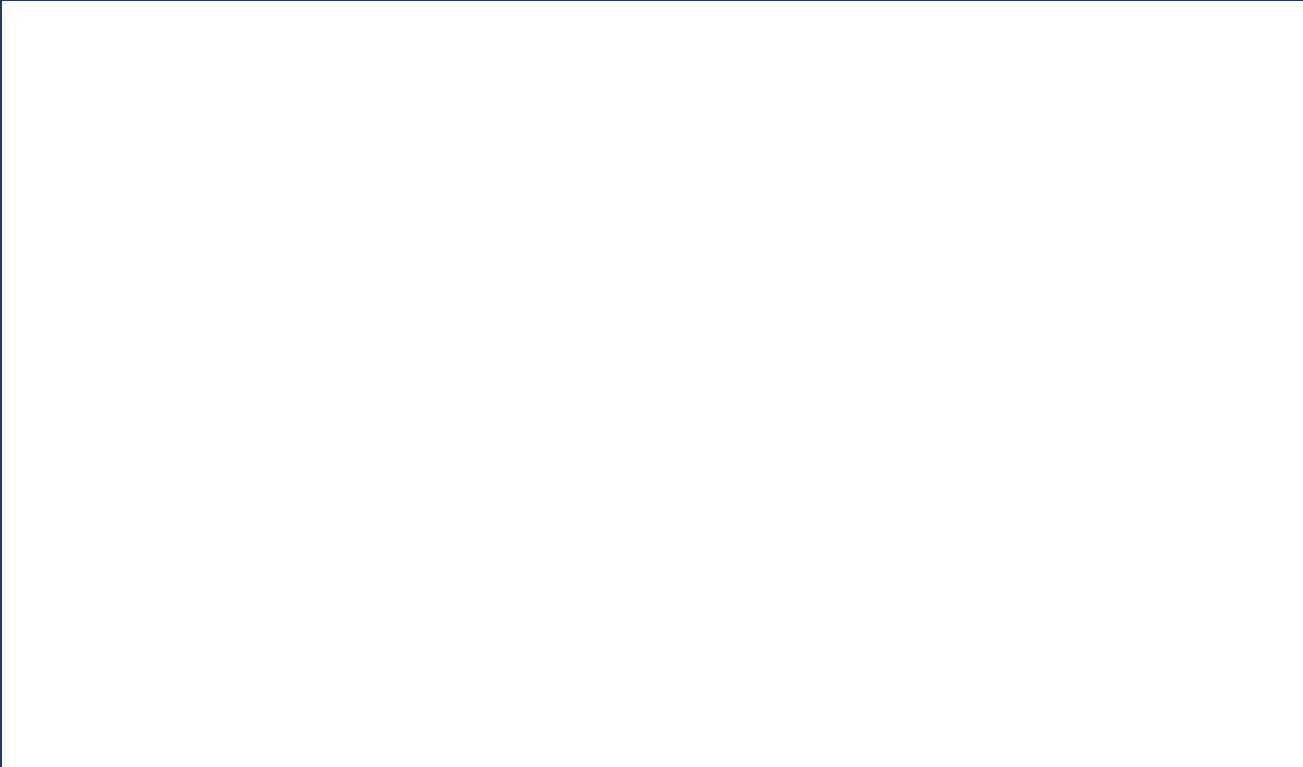
Outside: Parking area.

Services: All main services connected to the property. The heating system and services where applicable have not been tested.



IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

01594 823033



PASSIONATE
ABOUT
Property
SINCE 1982

