

Dean
ESTATE AGENTS



24 Market Place
Coleford, Gloucestershire, GL16 8AE
£575,000



*****VIRTUAL TOUR AVAILABLE***NO ONWARD CHAIN*** Dean Estate Agents offers for sale this amazing investment opportunity in Coleford town centre, this building offers five flats and one commercial shop. The property also benefits from planning permission for one extra flat. Potential annual income of £50k per year!**

Shop:

Please note the business is not for sale. We are selling the Freehold of the property.

Flat 1:

Comprising of open plan lounge/kitchen, bedroom & shower room.

Flat 2:

Comprising of open plan lounge/kitchen, bedroom & shower room.

Flat 3:

Comprising of open plan lounge/kitchen, bedroom & shower room.

Flat 4:

Comprising of lounge, kitchen, bedroom & shower room.

Flat 5:

Comprising of lounge, kitchen, stairs to first floor, two bedrooms & bathroom.

Parking:

The property boasts parking for at least 7 vehicles.

Agents Note:

Planning permission has been granted for a 6th flat.

Area Map

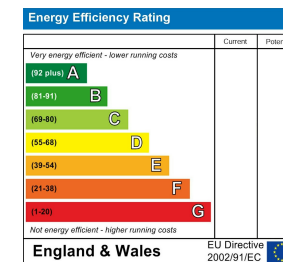


Floor Plan



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose. These details do not constitute any part of any Offer, Contract or Tenancy Agreement. Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them. Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs. Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports. PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

14 St John Street, Coleford, Gloucestershire, GL16 8AR
 Tel: 01594 835751 Email: coleford@deanestateagents.co.uk www.deanestateagents.co.uk