



Dean Estate Agents are delighted to bring to the market this outstanding and well-presented TOWN BUILDING with a traditional fish and chip shop, located in the popular St. John Street, Coleford. Deserving of it's fine reputation, the current family owners have provided the local community with fine fare over the years and have now and reluctantly decided to retire.

Our client has operated this profitable business for many years and this excellent business/premises comes to the market with both ground commercial premises and residential above, parking to the rear and courtyard garden.

The business is run just off Market Place within a bustling and densely populated area, there is also a good mix of trade from locals to a large amount commercial businesses that surround the area. A firm customer favourite and renowned in the area for freshly prepared fish and chips using the finest quality ingredients.

There is scope for the new owners to increase sales by developing a delivery service and extending the takeaway opening hours to also accommodate breakfast trade if so desired.

The business accommodation consists of a ground floor street fronting food service area being deceptively spacious, glass fronted with a customer ordering area. Towards the back is the catering kitchen there is an external wet room with a high-capacity rumbler and chipper.

To the first floor is a spacious apartment which has its independent entrance to the rear allowing separate rental opportunity. All up-to-date trading information will be made available following a successful viewing.

Business Operation

Current Trading Hours:

Monday – Saturday 12:00pm – 2:00pm & 5.00pm – 9.00pm. Closed Sunday.

Years established: Over 15 years



Other Information:

Support & Training:

Our client is willing to help settle in any prospective buyer, for an agreed time.

Current Employees: 14 part time locals.

Legal Costs:

* Each party to be responsible for their own legal costs in connection with the sale.

* Landlord's legal fees are the buyers and sellers responsibility and are to be shared equally.

Trading Information:

* Full accounts and trading history will be made available to seriously interested parties after they have viewed the business. The business contents will be listed on an Inventory of fixtures & fittings and included within the sale. The residential apartment will be vacant possession.

Viewing Arrangements:

* Dean Estate Agents highly advise early viewing to avoid disappointment.

* Discreet customer visits are encouraged but ON NO ACCOUNT SHOULD ANY DIRECT APPROACH BE MADE TO OUR CLIENT OR ANY OF IT'S STAFF.

This business must be seen to be fully appreciated.

Fixtures & Fittings:

The business is well-fitted throughout and a valuable inventory of equipment is included in the sale price.

The Area:

Coleford is a charming, bustling market town in the west of the Forest of Dean, just a tip toe from the Welsh border and close to the Wye Valley. With a population of 9000 it's technically the largest hub in the Forest of Dean district but the town's compact heart means the rolling countryside is right on your doorstep.

The centre has a pretty market place hugged by Georgian facades with a clock tower. A delightful conservation area, the high street boasts every you need from bakers and butchers to a range of indie cafés and shops. Coleford has its very own cinema, two excellent golf courses, the Great Western Railway Museum, a nearby off-road driving centre, plus you are minutes from some of the area's best known family attractions, including Perrygrove Railway and Puzzlewood, described by Kathleen Kennedy, the producer of Star Wars and CEO of Lucas Films as 'the most magical forest on the face of the earth', no less. You won't be bored here that's for sure, with plenty of events on year round, from regular markets to The Faddle Fair, The Carnival of Transport and the Coleford Music Festival all of which attract thousands of folk to the town.

Commute:

Coleford may no longer have its own working train station (it's now a museum) but you're not left high and dry. A short 10 min hop to nearby Lydney can have you on a fast train to most places in the country, getting you to London in about 2 hrs 20 mins. Wales's buzzing capital city Cardiff is also just under an hour by car and Gloucester and Cheltenham are under an hour.

Glass fronted and well signed character property, approached via secure front door into:

Open Plan Serving Area:	21'9" x 11'4" (6.65m x 3.47m)
Payment/serving counter with cash register, customer waiting area, menu boards, three hot food displays, three pan fryers.	
Preparation Room:	15'5" x 10'5" (4.70m x 3.19m)
Stairs to first floor flat, door to storage room, door to hallway.	
Hallway:	5'1" x 4'7" (1.56m x 1.42m)
Leading to inner hallway.	
Inner Hallway:	13'8" x 3'10" (4.19m x 1.18m)
Leading to kitchen, stock room and wet room.	
Kitchen:	15'11" x 7'4" (4.87m x 2.25m)
Fully fitted kitchen, door to rear.	
Wet Room:	12'5" x 9'3" (3.80m x 2.83m)
Stock Room:	10'10" x 8'7" (3.31m x 2.62m)
Door to hallway, power and lighting.	
Hallway:	13'5" x 4'8" (4.09m x 1.43m)
Radiator, power, storage cupboard, door to staff toilet.	
Staff Toilet:	4'4" x 2'9" (1.34m x 0.85m)
W.C., power.	
Stairs to First Floor Flat:	
Entrance Hallway:	
Velux window, power and lighting, door to lounge, door to kitchen, door to bedroom, door to bathroom.	
Lounge:	21'6" x 11'3" (6.56m x 3.44m)
Two windows, storage cupboard, radiator, power and lighting, stairs to second floor.	
Kitchen:	15'6" x 12'7" (4.74m x 3.85m)

A range of wall units, base units and drawers, Flavel oven and hob, space and plumbing for washing machine, composite sink with drainer, tiled splashbacks, two windows, radiator, power and lighting, space for fridge/freezer, door to porch.

Porch:	3'5" x 3'1" (1.06m x 0.96m)
Vinyl flooring, door to terrace.	
Bedroom One:	8'10" x 25'3" (2.71m x 7.70m)
Window, power and lighting, opening to dressing room.	
Dressing Room:	9'3" x 6'9" (2.82m x 2.08m)
Radiator, power and lighting.	
Bathroom:	6'3" x 4'4" (1.91m x 1.33m)
Walk in shower cubicle with overhead shower, vanity unit with inset sink, W.C., mirrored cabinet, tiled flooring, tiled walls, window, heated towel rail, power.	
Stairs from Lounge to Second Floor:	
Bedroom Two:	11'8" x 11'2" (3.56m x 3.41m)
Window, electric radiator, power and lighting, doors to dressing room and en-suite.	
Dressing Room:	9'8" x 6'0" (2.95m x 1.85m)
Window, power and lighting.	
En-Suite:	9'6" x 4'10" (2.92m x 1.49m)
Panelled bath, W.C., wash hand basin, partly tiled walls, radiator, window, power.	
Terrace:	
Enclosed decking area with space for seating, gate to rear of the property.	
Outside:	
There is a rear courtyard outside with space for two vehicles and two storage sheds.	



Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

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 Properties – 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.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.

Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

14 St John Street, Coleford, Gloucestershire, GL16 8AR

Tel: 01594 835751 Email: coleford@deanestateagents.co.uk www.deanestateagents.co.uk