



19a Market Place, Coleford, GL16 8AF

Guide Price £200,000

# Map

Description for your map.



Earth

40 m

# 19a Market Place

Coleford, GL16 8AF

- Grade II listed building
- Town centre location
- Former Banking Hall
- Floor Space of approximately 2000sq ft
- Vacant Possession
- Very Universal Property

We are delighted to offer the former Grade II Listed Lloyds Bank premises in Coleford for sale.

The floor space is approximately 2000sq ft and would suit a number of trades, the location is town centre with the majority of the accommodation being on the ground floor. We have the keys for immediate viewing.

#### Council Tax & Business Rates

Please contact the Forest of Dean District Council. 01594 810000. A change of use may require reassessment for Council Tax or Business Rates purposes.

#### Services:

We are advised that mains services are connected to the property. We confirm that we have not tested any of the service installations and any occupier/purchaser must satisfy themselves independently as to their state, condition and suitability. In respect of any development proposals interested parties will need to make their own enquiries of the relevant authorities regarding the service capacity.

#### Energy Performance Certificate

An EPC will be made available during the marketing period.



Entrance Lobby:

Lobby/Office:

Office One:

Rear Lobby:

Rear Hallway:

Office Two:

Office Three:

Office Four:

Reception Area:

Office Five:

Store Area:

Kitchen:

Boiler Room:





Walk In Safe:

Landing Area:

Cloakroom One:

Cloakroom Two:

Lobby:

Office Six:

Sealed Bids- Friday 31st May- 12noon:

Directions





## Floor Plans



## Viewing

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

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

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