



## 19 Market Place

Coleford, GL16 8AF

£235,000



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

The floor space is approximately 2000 square foot and would be suitable for a number of trades, the location is in the town centre with the majority of the accommodation being on the ground floor.

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.

WE HAVE KEYS FOR IMMEDIATE VIEWING!

- GRADE II LISTED PROPERTY
- FLOOR SPACE OF APPROXIMATELY 2000 SQUARE FEET
- TOWN CENTRE LOCATION
- VACANT POSSESSION
- FORMER BANKING HALL
- SO MUCH POTENTIAL
- MUST BE VIEWED!



#### Entrance Lobby:

Chapel style window to front, door to main Lobby/Office.

#### Lobby/Office:

This room being the former banking hall with large windows, glass roof, radiators, doors to offices and rear hallway.

#### Office One:

This area being the staff seating area for serving clients again with large windows to the rear, extensive power outlets.

#### Rear Lobby:

Fire exit door to St. John Street, door to meter cupboard, stairs to first floor.

#### Rear Hallway:

Access to the first floor, Iron door to the walk-in safe, leading into the rear offices.

#### Office Two:

Radiator, floor to ceiling glass partitions.

#### Office Three:

Radiator, air con unit, window.

#### Office Four:

Radiator, glass partition.

#### Reception Area:

Suited as a waiting area, access to offices.

#### Office Five:

A large room formerly used as an admin office with fire exit door, radiators, extensive power, internet points.

#### Store Area:

Radiator, window, work surface.

#### Kitchen:

Wall and base units, windows to side, radiator.

#### Boiler Room:

Housing a gas boiler (not tested).

#### Walk In Safe:

With iron safe door.

#### Landing Area:

Doors to cloakrooms and office.

#### Cloakroom One:

W.C., sink, windows to the rear.

#### Cloakroom Two:

W.C., sink, window to rear.

#### Lobby:

Radiator, door to office six.

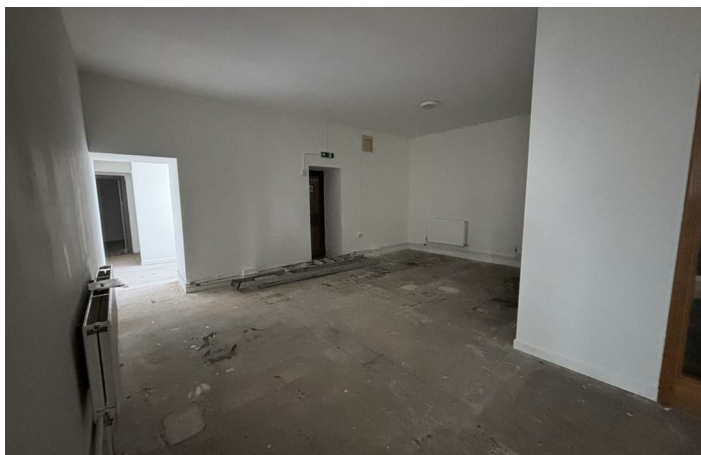
#### Office Six:

Windows, radiator.

#### Please Note:

Please note that the property is Grade II Listed which does have an effect on what can be achieved with the exterior of the building. Please give due consideration to this prior to entering into negotiations with the agent.

Each party are responsible for their own costs.



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.

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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.

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

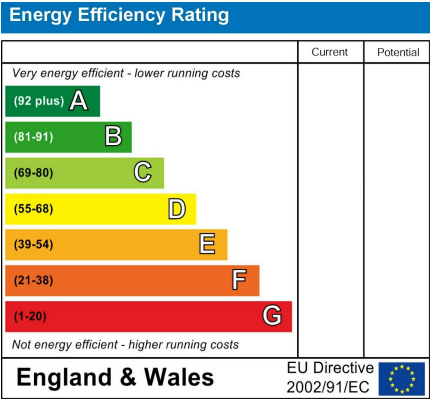
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

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

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.