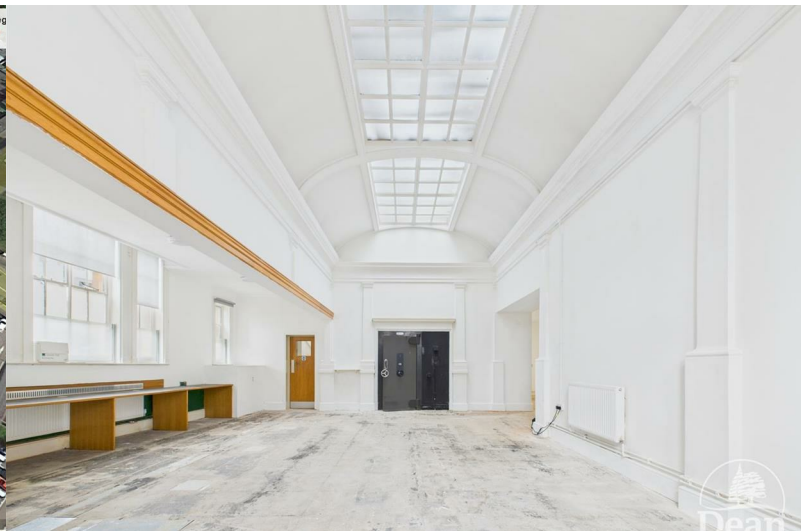




19 Market Place

Coleford, Gloucestershire, GL16 8AF

£1,650 Per Month



Prime Town Centre Commercial Premises To Let – Former Lloyds Bank, Coleford

We are delighted to offer to the rental market; the former Lloyds Bank premises in Coleford, a striking Grade II Listed building, now available to let on a long-term basis.

Approx. 2,000 sq ft of versatile space – predominantly ground floor – offering excellent frontage and visibility in a central town location. The property retains period character and would suit a wide range of business uses, subject to any necessary consents. Immediate access available – we hold keys for viewings. The landlord has extensively invested in the interior refurbishment.

This is a rare opportunity to secure a prominent and historic commercial space in the heart of Coleford.

Please call 01594 835751 option 2 to arrange your viewing.

Council Tax & Business Rates

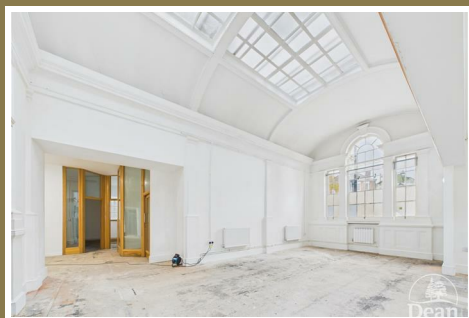
Please contact the Forest of Dean District Council. 01594 810000. A change of use may require reassessment for Council Tax or Business Rates purposes.

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

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 and stairs to 1st floor.

Rear Hall

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

Reception area

Suited as a waiting area and access to offices

Store area

With radiator, window and work surface

Kitchen

Wall and base units, windows to side and radiator

Boiler Room

Housing a gas boiler (not tested).

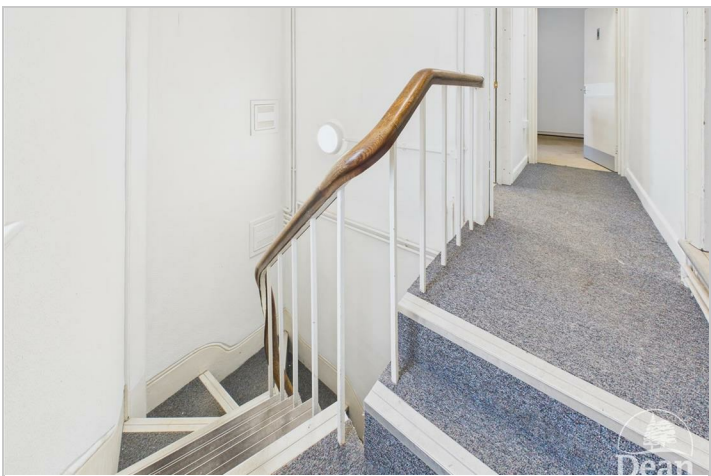
Walk in safe
With iron safe door

Landing area
Doors to cloakrooms and office

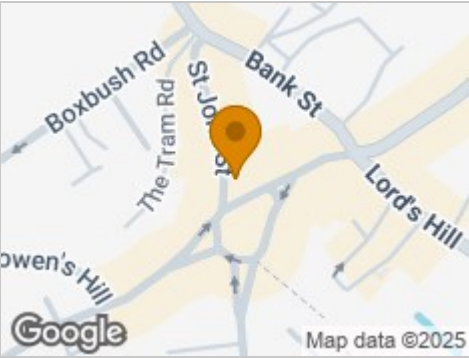
Cloakroom 1
With WC and sink, windows to the rear

Cloakroom 2
With sink and WC, window to rear

Lobby
Radiator and door to Office Six



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

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

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.