



Market Place
Coleford, Gloucestershire, GL16 8AW
£199,950



VIRTUAL TOUR AVAILABLE Dean Estate Agents are thrilled to offer this exciting investment opportunity to the market situated in Coleford town centre. The shop 'The Choice Is Yours' and the flat above are being marketed with tenants in situ, earning approximately £1050.00 per calendar month. The flat is spread out over two floors and has had the same tenant for 16 years, the home boasts a large living area, kitchen/dining room, two bedrooms and a bathroom. The shop is a thriving fruit and vegetable shop which has been running for 25 years. Please see the virtual tour, floorplans and photos for more details.



Area Map



Floor Plan



Energy Efficiency 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



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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 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.