



Market Place, Coleford, GL16 8AA  
Guide Price £350,000





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# 31a Market Place

Coleford, GL16 8AA

- COLEFORD TOWN INVESTMENT
- FIRST & SECOND FLOOR RESIDENTIAL
- GAS CENTRAL HEATING
- COMMERCIAL ASPECT VACANT
- GROUND FLOOR COMMERCIAL
- REFURBISHED THROUGHOUT
- BOTH APARTMENTS & OFFICE SPACE CURRENTLY TENANTED
- NO ONWARD CHAIN

Rarely available within Coleford Town Centre, this mixed-use commercial/residential investment offers modern ground floor offices with two self-contained apartments arranged over the first and second floors. Overall, the property generates rental income of just under £27,000 per annum.

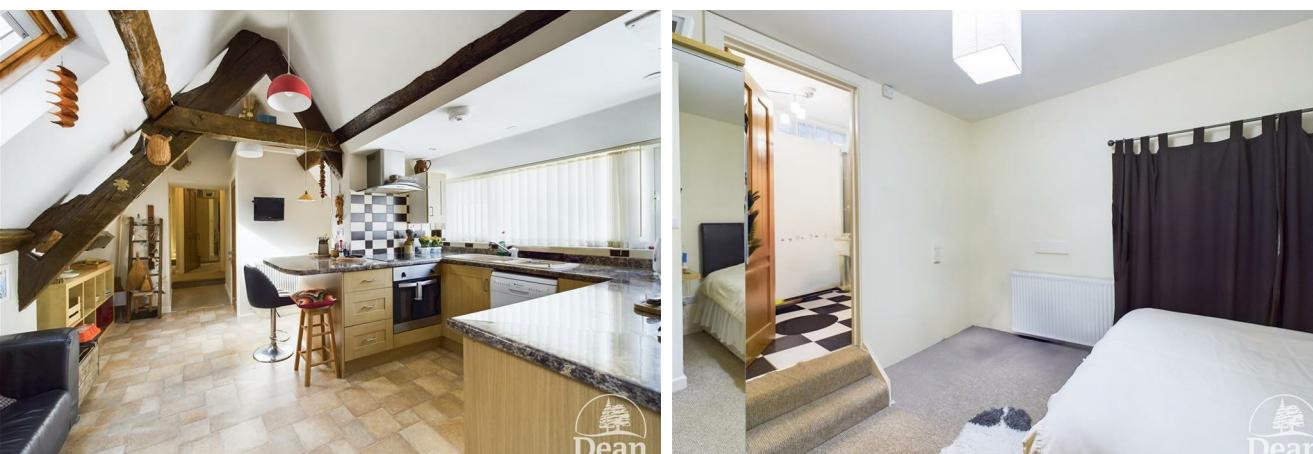
To the rear is a separate garage/lock-up (not directly adjoining the main building), providing useful additional storage.

The ground floor office suite is well presented and comprises a modern reception/showroom featuring stone wall detailing and exposed beams, with an inner hallway leading to further accommodation including a private office, additional rear rooms, kitchen and W.C./rest room, plus a side entrance hall housing the boiler and staircase rising to the upper floors. The first-floor office area also includes a modern, spacious office. The commercial element is currently tenanted, achieving £1,000 PCM.

The two apartments to the upper floors are also currently tenanted, with long-standing occupiers, and historic rental income evidence available on request.

Apartment 31a (First Floor) – accessed separately and comprising lounge, kitchen, two bedrooms and bathroom. This apartment currently achieves £550.00 PCM.

Apartment 31b (Second Floor) – the larger of the two, refurbished while retaining period character, accessed separately and comprising lounge, kitchen and two bedrooms, both benefiting from en-suites. This apartment currently achieves £695.00 PCM.



Approached via front door into:

Shop Space:

Downstairs Office:

Rear Lobby:

Kitchen:

Cloakroom:

First Floor Landing:

First Floor Meeting Room:

31a Market Place

Kitchen:

Shower Room:

Inner Hallway:

Lounge:





Bedroom One:  
Bedroom Two:  
31b Market Place  
Entrance Lobby:  
Landing:  
Bedroom Two:  
En-Suite:  
Kitchen:  
Inner Hallway:  
Bedroom One:  
En-Suite:  
Lounge:

Directions





## 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			
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.

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.

14 St John Street, Coleford, Gloucestershire, GL16 8AR  
Tel: 01594 835751 Email: [coleford@deanestateagents.co.uk](mailto:coleford@deanestateagents.co.uk) [www.deanestateagents.co.uk](http://www.deanestateagents.co.uk)

