



Trivett Hicks

TO LET FOR SALE  
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FORD CHARCOAL GRILL  
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LIGHT FANTASTIC HARDWARE



BRITISH  
PROPERTY  
AWARDS

2022  
★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT  
IN ROSS-ON-WYE



17 Market Place, Coleford, GL16 8AW

£399,000



## 17 Market Place, Coleford, GL16 8AW

A fantastic investment opportunity comprising ground floor retail unit with two residential flats on the upper floors. In addition the property offers future development potential to the rear, subject to any planning consents that may be required. The property is currently fully occupied and generating an overall annual income of £35,400, representing a yield of just over 7%. Internal viewing strictly by appointment.

### 17 Market Place

A ground floor retail unit with associated store room, kitchen and WC. Currently let on a 9 year lease (commenced 2020 TBC), at £3,900/quarter.

Shop 35'9" x 18'8" (front section) (10.90m x 5.70m (front section))  
Glazed to the front, approx 96 sq.m retail space overall, doors to:

Store Room 21'10" x 8'4" overall max (6.66m x 2.55m overall max)  
with door to outside.

Kitchen 10'4" x 3'4" (3.14m x 1.01m)  
Window to side, single drainer sink unit, door to:

Inner Lobby  
Door to:

W.C.  
Window to side, low level WC, wash hand basin.

17a Market Place  
A 2 bedroom first floor flat currently let on an assured shorthand tenancy at £800 per calendar month. Entrance door to:

Kitchen 11'2" x 5'6" (3.40m x 1.68m)  
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit, space for fridge, electric oven, four ring electric hob with extractor hood over, uPVC frosted double glazed window to side, doors to:

Bathroom  
With pedestal wash hand basin, shower enclosure and low-level WC, window to side, door to cupboard housing hot water tank.

Living Room 14'2" x 9'1" (4.32m x 2.78m)  
UPVC double glazed window to side, opening to inner lobby with storage cupboard and doors to:

Bedroom 1 11'10" x 11'6" overall max (3.62m x 3.53m overall max)  
Two double glazed sash windows to front.

Bedroom 2 11'10" x 6'9" overall max (3.62m x 2.07m overall max)  
Double glazed sash window to front.

### 17b Market Place

A 2 bedroom flat accessed at first floor level with majority of the accommodation on the second floor, currently let on an assured shorthand tenancy at £850 per calendar month.

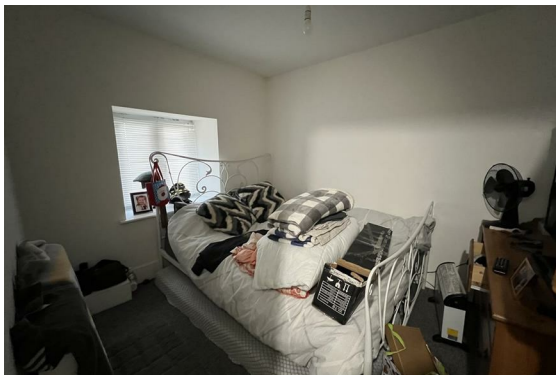
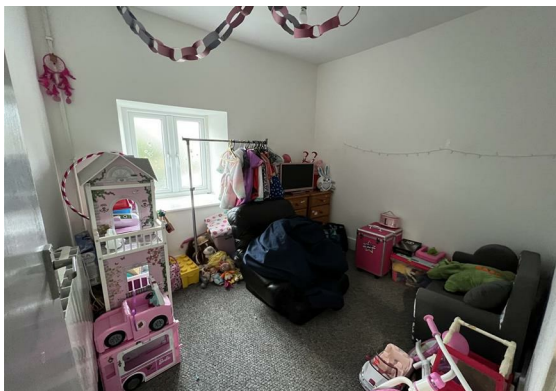
Entrance Hall  
Stairs to second floor and door to:

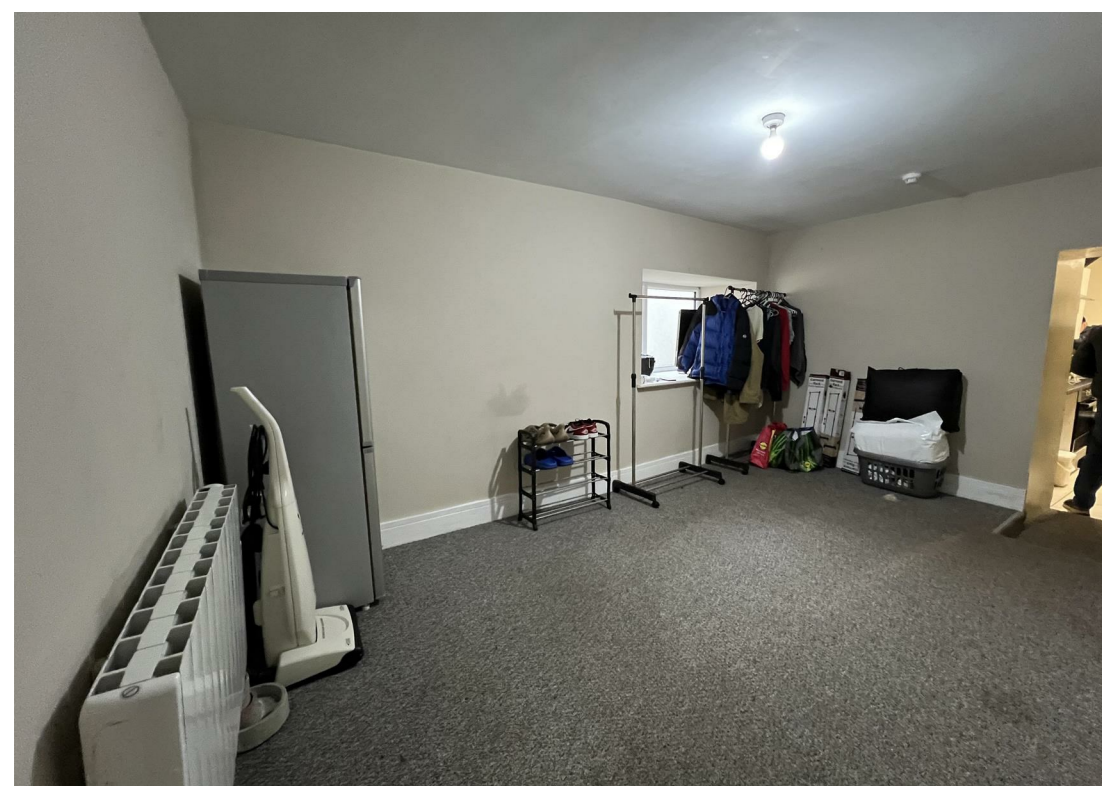
Study 7'8" x 5'10" max (2.34m x 1.79m max)  
UPVC double glazed window to rear.

Second floor landing  
Store cupboard housing hot water tank, doors to:

Living Room/Kitchen 11'10" x 17'10" (3.60m x 5.44m)  
An open plan room with three double glazed sash windows to front. Kitchen being fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit, space for fridge, electric oven, four ring electric hob with extractor hood over.

Bedroom 1 8'1" x 9'10" (2.47m x 3.00m)  
UPVC double glazed window to side, door to:





**Bedroom 2 7'10" x 8'9" (2.39m x 2.67m)**  
UPVC frosted double glazed window to rear.

**Bathroom**  
With panelled bath, pedestal wash hand basin and low-level WC.

**Outside**  
To the rear of the property is a hardstanding providing off road parking and access to a small lawned garden. A concrete path provides access to the two residential flats from the rear. The area to the rear offers the potential for re-development and in addition could be combined with the external space to the rear of the neighbouring property (for sale separately). Naturally any planning consents that may be required should be investigated by potential buyers.

**INDEPENDENT FINANCIAL ADVICE**  
We are able to arrange a no obligation introduction to a mortgage advisor who specialises in various areas of financial planning, including mortgages.

**LOCAL AUTHORITY & CHARGES**  
Forest of Dean District Council, 01594 810000. 17 - Rateable Value £11,500 (2023/24), 17a - Band A, £1,449.50 (2023/24), 17b - Band A, £1,449.50 (2023/24).

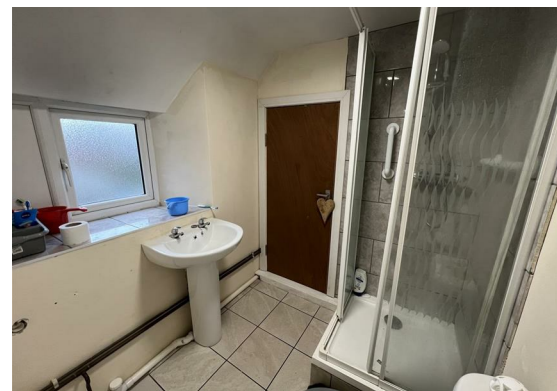
**MONEY LAUNDERING REGULATIONS**  
To comply with money laundering regulations, prospective purchasers will be asked to produce photographic identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.



**N.B.**  
These particulars do not constitute part or all of an offer or contract. All information contained within these particulars is given in good faith but should not be relied upon as being a statement or representation of fact. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective purchasers satisfy themselves as to their condition, efficiency and suitability before finalising their offer to purchase. All measurements are approximate and as such should be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. Trivett Hicks has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. All statements contained in these particulars as to this property are made without responsibility on the part of Trivett Hicks, or the vendors or lessors.

**TENURE**  
Freehold

**VIEWING ARRANGEMENTS**  
Strictly by arrangement with the Selling Agents, Trivett Hicks, 53 Broad Street, Ross-on-Wye. Tel: (01989) 768666.



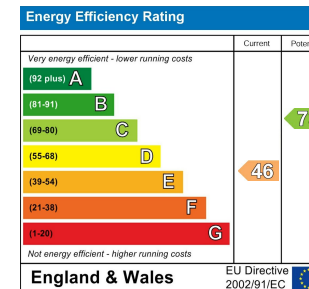
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Trivett Hicks (Ross-On-Wye) Office on 01989 768666 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

**BRITISH PROPERTY AWARDS 2022**  
**GOLD WINNER**  
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**RELAX, YOU ARE IN SAFE HANDS**

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