



## Premises Adjoining The Golden Lion Pub

High Street, Cinderford, GL14 2SL

£35,000



Located on the High Street, Cinderford is this small office/retailshop/premises set within walking distance of all of the town's amenities.

Cinderford is a town and civil parish on the eastern fringe of the Forest of Dean in Gloucestershire, England. The population was 8,777 at the 2021 Census.

The town came into existence in the 19th century, following the rapid expansion of Cinderford Ironworks and the Forest of Dean Coalfield. Cinderford's origins can be seen in the style and layout of the town, with long rows of identical terraced housing similar to those found in the mining villages of the South Wales Valleys.

The retail representation is mostly owner occupied businesses and this particular opportunity fits in very well with the local offerings.

Whilst a compact unit, there are opportunities for the sole trader or ideal for those looking for low value accommodation but needing to trade on the High Street.

#### Front Office;

12 x 8 max (3.66m x 2.44m max)

Front aspect entrance with wooden panelled door. With display window, cupboards, door to kitchen. Access to loft storage space.

included in the sale.

Tenure:

The business is being sold on a Freehold basis.

#### Kitchen;

11 x 10 max (3.35m x 3.05m max)

Having sink unit, wall and base units, WC.

#### The Property;

The premises are located solely on the ground floor with loft access, a front aspect office space with a door leading through to the kitchen/WC area.

#### Buyers Notes;

No VAT payable on the purchase price.

Legal Costs: - Each party to be responsible for their own legal costs in connection with the sale.

Viewing Arrangements: - Dean Estate Agents highly advise early viewing to avoid disappointment.

#### Fixtures & Fittings:

Fixtures and fittings are owned outright and

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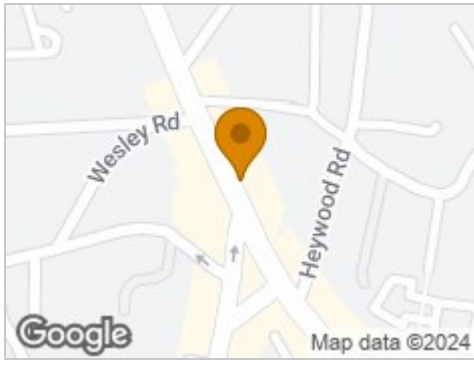
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## Road Map



## Hybrid Map



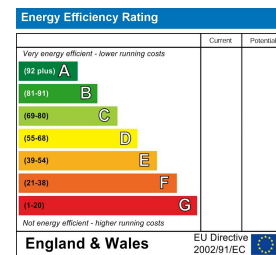
## Terrain Map



## Viewing

Please contact our Lydney Office on 01594 368202 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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