



FREEHOLD

**OFFERS IN THE REGION OF
£420,000**



10-14, NEWLAND STREET, COLEFORD, GL16 8AN

- Freehold Commercial
- Car parking & Yard
- Close to Town centre
- Residential development potential
- Circa 501m2 internal floor area
- Grade II listed

www.kjtresidential.co.uk

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A RARE OPPORTUNITY FOR AN IMAGINATIVE DEVELOPER/RETAILER TO ACQUIRE THIS HISTORIC GRADE 2 LISTED PROPERTY FEATURING FURTHER DEVELOPMENT POTENTIAL; COMPRISING OF A THREE STORY LOCKUP SHOP (FORMALLY X2 PERIOD TOWN HOUSES). IT ALSO INCLUDES A LARGE SINGLE AND TWO STOREY OUTBUILDINGS TO THE REAR AND SIDE WHICH OFFERS ACCOMMODATION FOR PRODUCTION/ STORAGE, AND A YARD FEATURING CIRCA 10 VEHICLE SPACES WITH ACCESS OF NEWLAND ST.

BEING SITUATED JUST OUTSIDE THE TOWN CENTRE, IT GIVES THE PROPERTY FANTASTIC OPPORTUNITIES WITH REGARDS TO LOCAL AMENITIES AND PASSING TRADE. AS A TOWN, COLEFORD IS BECOMING INCREASINGLY POPULAR DUE TO ITS CLOSE PROXIMITY TO THE FOREST OF DEAN, WYE VALLEY AND GREATER TRAVEL NETWORKS.

NOTE: THE PROPERTY SHOULD BE CONSIDERED FOR REDEVELOPMENT TO INCLUDE 2X2/3BEDROOM TERRACED TOWN HOUSES, A DETACHED 3 BEDROOM HOUSE AND CIRCA X6 FLATS WITH CAR PARKING TO THE REAR (SUBJECT TO OBTAINING PLANNING CONSENT). ARCHITECT PLANS CAN BE PROVIDED ON REQUEST FOR A PROPOSED SITE LAYOUT.

SCHEDULE OF FLOOR AREA - ALL MEASUREMENTS ARE APPROXIMATE, TOTAL GROSS INTERNAL 5398SFT/501M2.

PRICE QUOTED IS EXCLUSIVE OF VAT WHETHER CHARGED OR NOT. SERVICES MAINS ARE UNDERSTOOD TO BE AVAILABLE. ALL INTERESTED PARTIES WILL MAKE THEIR OWN ENQUIRIES. TENURE OFFERED FREEHOLD BY VACANT POSSESSION. TOWN PLANNING ALL PARTIES MAKE THEIR OWN ENQUIRIES.



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Associated offices also at Cinderford, Lydney and Gloucester.



**PASSIONATE
ABOUT**
Property

IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

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