



Offices 4B Church Street
Newent GL18 1PP



STEVE GOOCH
ESTATE AGENTS | EST 1985

£350 Per Month

ATTRACTIVE FIRST FLOOR OFFICE PREMISES WITH
PARKING
CENTRE OF THE TOWN.
VIEWS OVER NEWENT MARKET SQUARE

Newent offers a range of shops, supermarkets, primary and secondary school, churches of various denominations, health, sports and community centres and library.

Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope, and active sporting teams such as football, rugby and cricket.

For the commuter access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away for connection with the M5 motorway, linking up the Midlands, and the North, Wales and the South.



DESCRIPTION

These first floor offices form part of a Grade II Listed Building,, 4 Church Street, Newent. The front door opens into an entrance hall, with stairs to one of two separate office units. These can be let as a whole or individually. There is Parking to the rear of the property.

Offices 4B comprise of three separate rooms extending to approximately 570 sq ft, with exposed beams. There are two W.C's and a wash hand basin

Office 1- 14'8" x 7'9"
Office 2 - 24'1" x 11'7"
Office 3 - 16'2" x 10'7"

The market town of Newent offers local shopping, ample parking, a Post Office, pubs and cafes and commercial businesses which draw in the local community and visitors alike.

LOCATION

Newent is an unspoilt Market Town with many buildings dating back to the thirteenth Century, with the Market Square dating back to 1668. The Town is located approximately 10 miles from Gloucester, 9 miles from Ross-on-Wye and approximately 9 miles from Ledbury and 4 miles from Junction 3 of the M50.

RENT

£4,200 PER ANNUM. EXCLUSIVE

TENURE

Subject to negotiation.

LEGAL FEES

Each Party will be responsible for their own legal costs

DEPOSIT

A deposit equivalent to one quarter's rent.

PLANNING

Any interested parties are advised to enquire with the Forest of Dean District Council Planning Department to check the use required for their individual purpose.

VIEWING

Strictly through the Landlords Letting Agent, Steve Gooch Estate Agents ltd, who will be delighted to escort interested applicants to view if required. Tel 01531 822529

Office Opening Hours are 8.30 am - 7.00pm Monday to Friday. 9.00am - 5.30pm Saturday.

SERVICES

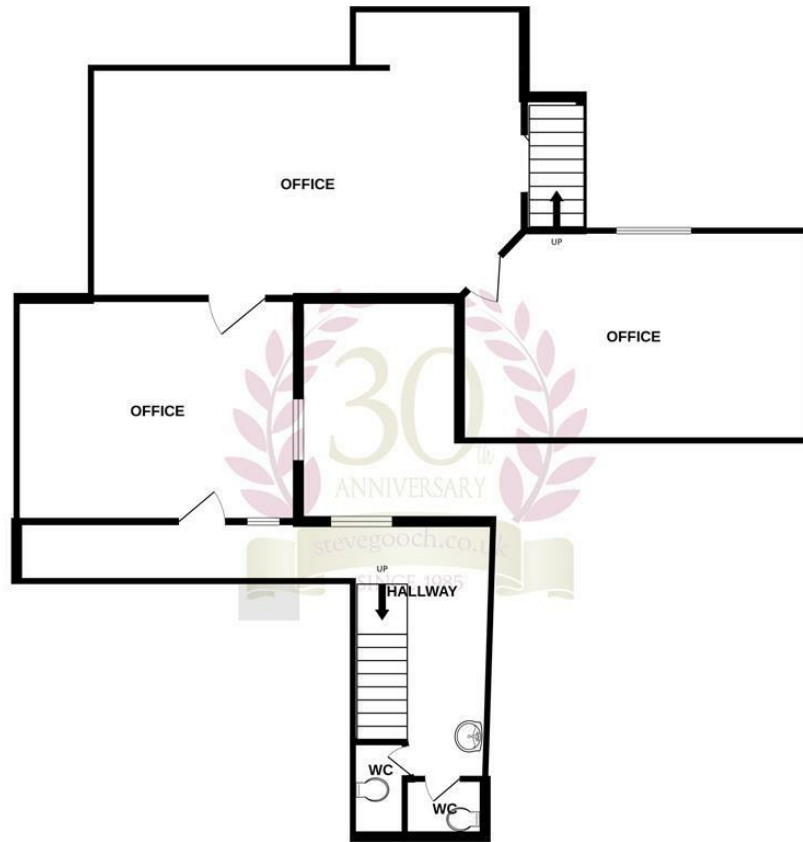
We have been advised that mains electricity, water and drainage are connected to the property. This information has not been checked with the respective service providers and interested parties should make their own enquiries with the relevant local authority.

DIRECTIONS

From our Newent office proceed along the high street to the Market Square. Bare round to the left onto Chuch Street, and the offices to No 4 are above Gooch Sports. The front door is to the Left of Seymour News.

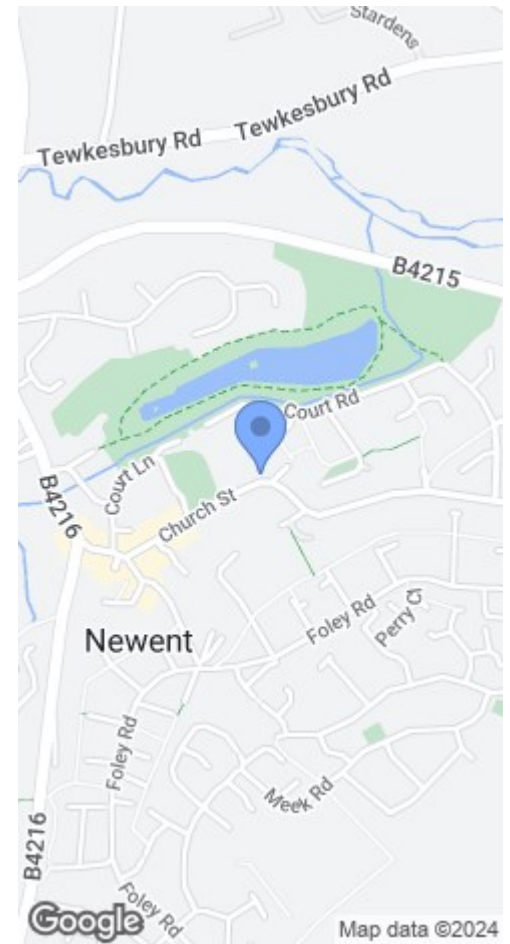


FIRST FLOOR



FIRST FLOOR OFFICES

Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix. ©2023



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(81 plus) A
(81-91) B			(69-80) B
(69-80) C			(55-68) C
(55-68) D			(39-54) D
(39-54) E			(21-38) E
(21-38) F			(1-20) F
(1-20) G			
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.



4 High Street, Newent, Gloucestershire. GL18 1AN | (01531) 822829 | lettings@stevegooch.co.uk | www.stevegooch.co.uk