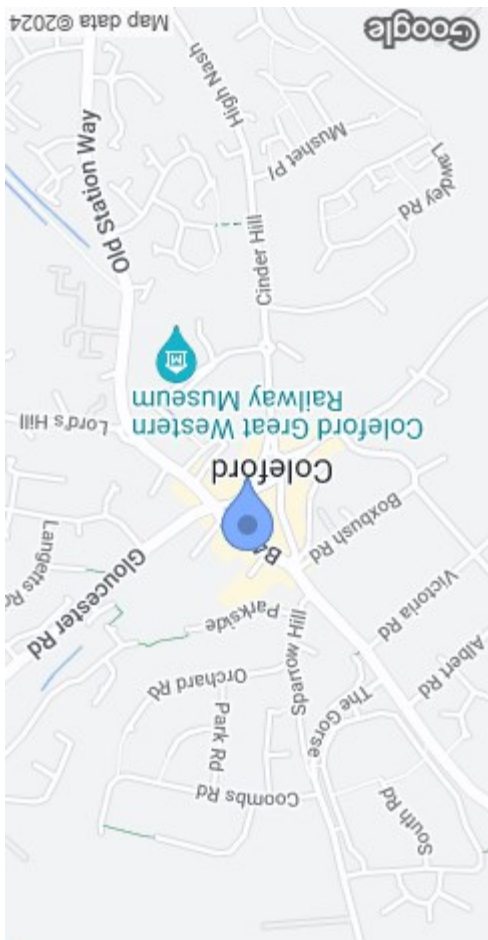




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating																												
<table border="1"> <tr><td>A</td><td>33-47</td></tr> <tr><td>B</td><td>48-62</td></tr> <tr><td>C</td><td>63-82</td></tr> <tr><td>D</td><td>83-101</td></tr> <tr><td>E</td><td>102-120</td></tr> <tr><td>F</td><td>121-147</td></tr> <tr><td>G</td><td>148-174</td></tr> </table>	A	33-47	B	48-62	C	63-82	D	83-101	E	102-120	F	121-147	G	148-174	<table border="1"> <tr><td>A</td><td>1-10</td></tr> <tr><td>B</td><td>11-20</td></tr> <tr><td>C</td><td>21-30</td></tr> <tr><td>D</td><td>31-40</td></tr> <tr><td>E</td><td>41-50</td></tr> <tr><td>F</td><td>51-60</td></tr> <tr><td>G</td><td>61-70</td></tr> </table>	A	1-10	B	11-20	C	21-30	D	31-40	E	41-50	F	51-60	G	61-70
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33 Market Place
 Coleford GL16 8AA

£245,000

MIXED USE PROPERTY COMPRISING OF A COMMERCIAL PREMISES CURRENTLY USED AS A BUTCHERS, IN A PRIME HIGH STREET LOCATION. WITH TWO BEDROOM FLAT ABOVE, VARIETY OF OUTBUILDINGS AND COURTYARD TO THE REAR WITH VEHICULAR ACCESS.

The historic market town of Coleford is in the delightful Forest of Dean, close to the Wye valley. Well located for all motorway links (M50 & M48 are within a 12 mile radius) yet enjoys a full range of local facilities to include: Cinema, Post Office, Library, Shops, 2 Supermarkets, Pubs and Restaurants. Primary and secondary schooling and two separate Golf Courses. Coleford became the first, of hopefully many more towns in the Forest of Dean District to have gained accreditation to the Walkers are Welcome UK network. Walkers are Welcome has a membership of over 100 towns and villages in the UK, whose main aim is to assist with our respective communities' economic growth, physical health and mental well-being through walking.



Property is accessed via a partly glazed door into:

SHOP FRONT

24'3 x 9'5 (7.39m x 2.87m)

Currently used as a butchers but suitable for a variety of uses. Front aspect windows, under stairs cupboard, opening through into:

BUTCHERY KITCHEN

13'10 x 11'7 (4.22m x 3.53m)

Kitchen is currently fitted for commercial butcher requirements including appropriate machinery and appliances, available to purchase via separate negotiation. Side aspect window, door into stairwell leading to First Floor, door through into:

STORE ROOM

12'9 x 8'5 (3.89m x 2.57m)

FROM THE KITCHEN A STAIRWELL GIVES ACCESS TO THE FIRST FLOOR:

FIRST FLOOR LANDING

Door gives access into:

LOUNGE/DINER

15'11 x 15'3 (4.85m x 4.65m)

Feature fireplace, back storage heater, two front aspect wooden sash windows, understairs cupboard.

KITCHEN

11'4 x 9'7 (3.45m x 2.92m)

A range of base, wall and draw mounted units, roll edge worktops, single bowl single drainer sink unit, space for cooker, space for fridge/freezer, side aspect window, door into:

BATHROOM

10'1 x 4'2 (3.07m x 1.27m)

Panelled bath, door into airing cupboard holding hot water tank with immersion heater. An internal dividing wall with door leads into separate WC with side aspect window and W.C.

FROM THE FIRST FLOOR LANDING STAIRS LEAD UP TO SECOND FLOOR.

SECOND FLOOR LANDING

Access to loft space

BEDROOM 1

15'1 x 11'4 (4.60m x 3.45m)

Two front aspect sash windows, night storage heater.

BEDROOM 2

9'6 x 8'1 (2.90m x 2.46m)

Rear aspect window, night storage heater.

OUTSIDE

From the high street there is gated pedestrian access up the side of the property which leads to a variety of out buildings.

OUTBUILDING 1

ROOM 1

14'11 x 7'9 (4.55m x 2.36m)

Currently used to house refrigerator, from here a door leads out into

ROOM 2

6'8 x 6'10 (2.03m x 2.08m)

OUTBUILDING 2

15'10 x 10'5 (4.83m x 3.18m)

Door through from front and door through to back leading into courtyard

COURTYARD

40 x 15 (12.19m x 4.57m)

Double gates giving vehicular access to the rear of property

OUTBUILDING 3

11'6 x 11'4 (3.51m x 3.45m)

SERVICES

Mains water, electricity, drainage and night storage heater.

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: A
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

