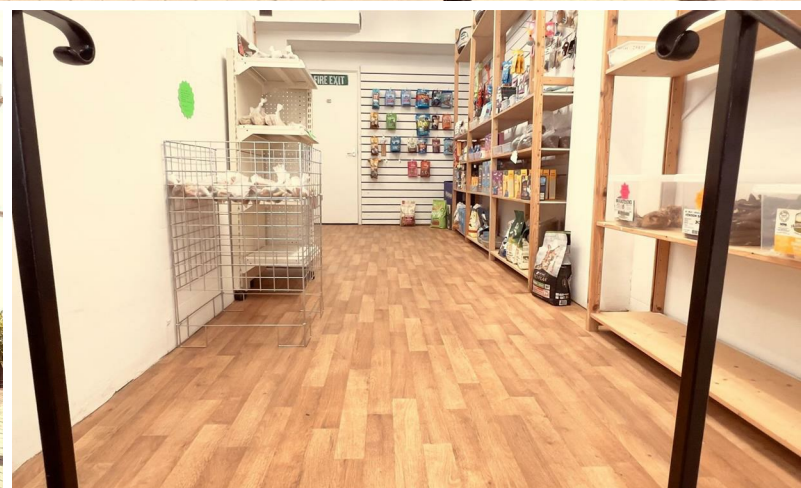




STEVE GOOCH
ESTATE AGENTS | EST 1985



7 Broad Street
Newent GL18 1AQ



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

Residential Sales | Residential Lettings | Auctions | Surveys

£6,500 P.A

EPC rating

DESCRIPTION

The Property comprises of approximately 452 sq ft (42 sq m) and currently being run as a Around a Pound Shop, but was previously a Card Shop. Located in a Prime Trading Location, close to Newent Market Square. The Red Lion Public House, The Crust Loaf Bakery and other shops and businesses surrounded by a densely populated and developing residential area.

Newent Town Centre also offers ample parking, a wide range of good quality retailers, Pubs, Cafes and commercial businesses which draw in the local community and visitors alike.

RETAIL AREA

Main retail space with glazed shop window frontage. Laminate flooring, freshly decorated. Storage and w.c. to the rear of the property

Night storage heater

RENT

£6,500 PER ANNUM. EXC.

RENTABLE VALUE

The rates quoted from the Forest of Dean Council website, effective from 1 April 2026 was £6,100.

The Business description is shop and premises. Interested parties should make their own enquiries with the Local Authority to ascertain the exact rates payable, and present classification.

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.

TENURE

Subject to Negotiation

DIRECTIONS

Situated on Newents Broad Street, opposite The Crusty Loaf Bakery and The Red Lion Pub, just 100m from Newent Market Square

VIEWING

Strictly through the Owners Sole Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 9.00am 6.00pm Monday to Friday, 9.00am 5.30pm Saturday.

AWAITING LANDLORDS APPROVAL

THESE PROPERTY DETAILS ARE AWAITING THE LANDLORDS APPROVAL AND THEREFORE MAY BE SUBJECT TO CHANGE.



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.

