



FREEHOLD

**Auction Guide Price
£99,000**



11 HIGH STREET, CINDERFORD, GLOUCESTERSHIRE, GL14 2SQ

- PRIME HIGH STREET LOCATION
- VALUABLE FREEHOLD INVESTMENT

www.kjtresidential.co.uk

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IN CONJUNCTION WITH AUCTION HOUSE, WE ARE PLEASED TO OFFER FOR SALE, BY AUCTION, THIS LOCAL CINDERFORD HIGH STREET INVESTMENT OPPORTUNITY WITH SPACIOUS CAFE/TAKEAWAY AND FLAT CURRENTLY PRODUCING CIRCA £13,800 PER ANNUM GROSS INCOME. THE FLAT IS LET ON A SHORT-HOLD TENANCY AGREEMENT AND CAFE ON A COMMERCIAL LEASE. BIDDING OPENS ON 9TH NOVEMBER AT 12:00 NOON AND CLOSSES ON 11TH NOVEMBER AT 12:08 PM.

The market town of Cinderford offers a range of amenities to include shops, post office, supermarkets, library, health centre, community hospital, dentist, sports and leisure centre, primary and secondary education and a bus service to Gloucester which is approximately 14 miles away and surrounding areas.

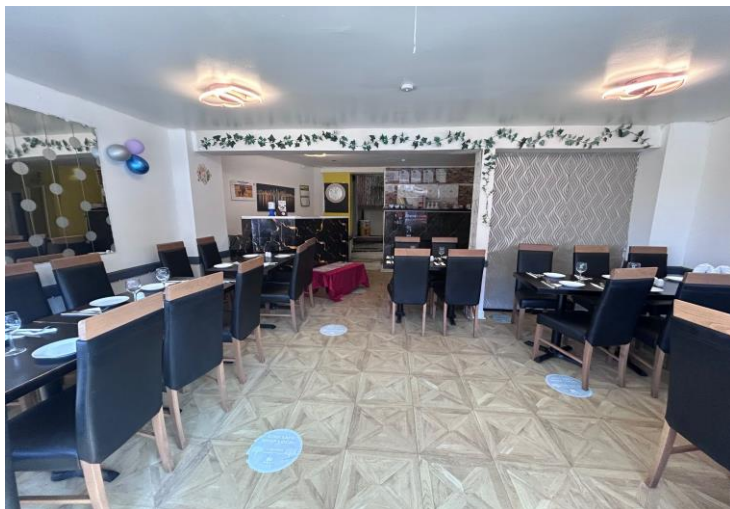
A wider range of facilities also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

The accommodation comprises -

Cafe: Approximately 40 square meters dining/bar area with single toilet and 20 square meters of preparation area.

Upstairs Flat: access to -

Living Area: 21' 4" x 14' 1" narrowing to 9' 2" (2.8m x m) (6.5m x 4.3m), Kitchen area with wall and base level units, sink unit, gas boiler providing central heating and domestic hot water, plumbing for wash machine, window to side. Living area has window to front, porthole window to side.



Bedroom: 9' 6" x 9' 2" (2.9m x 2.8m), Window to front, radiator.

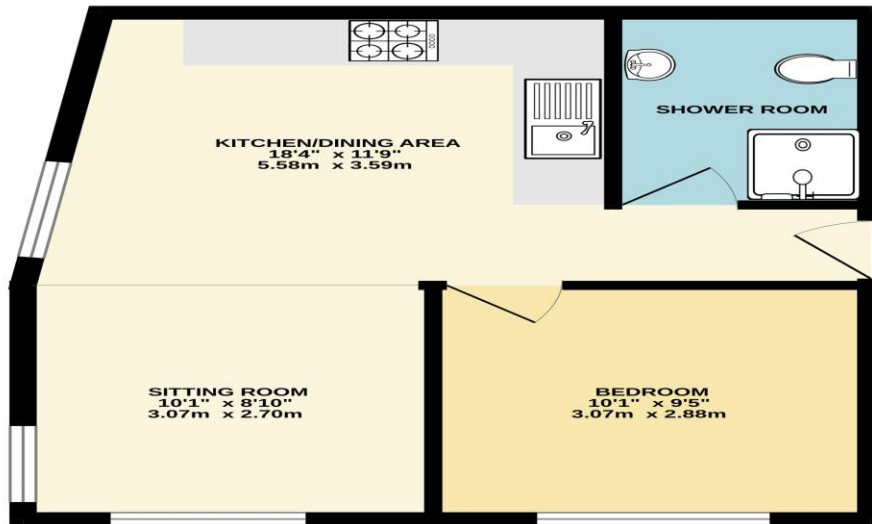
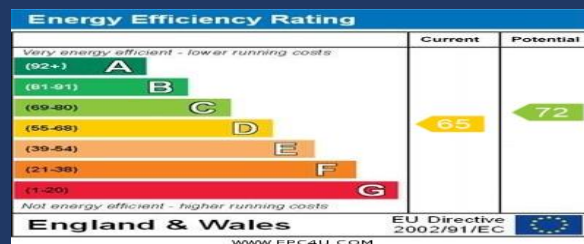
Bathroom: W.C., sink unit, shower cubicle, radiator.



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.

01594 823033

GROUND FLOOR
390 sq.ft. (36.3 sq.m.) approx.



PASSIONATE
ABOUT
Property
SINCE 1982