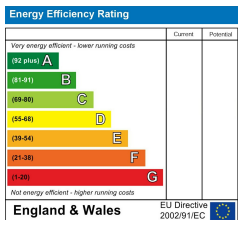
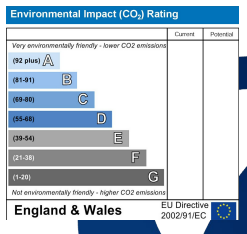
31 Market Place
Coleford GL16 8AA

STEVE GOOCH
ESTATE AGENTS | EST 1985





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.

£350,000

This exceptional and rarely available property in the prime location of Coleford High Street offers a versatile layout that can cater to various business needs. The shop floor with offices above provides ample space for retail, office, or other commercial purposes. Furthermore, the property includes two generously sized two-bedroom flats which are both currently let and have both been finished to a high specification.

In addition to the commercial and residential spaces, the property boasts a detached garage/store room for extra storage needs and courtyard.

With its high-traffic location and multiple potential uses, this property presents a lucrative investment opportunity not to be missed.

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.

RENTAL INCOME
The property currently generates a combined rental income of £2,245 per calendar month (£26,940 per annum), reflecting an attractive gross yield of approximately 7.7% at the asking price of £350,000. The ground floor commercial unit is let on a 12-month lease at a reduced rent of £1,000 pcm, offering clear potential for further income growth upon renewal, while the residential flats provide stable returns with Flat 31A achieving £550 pcm and Flat 31B £695 pcm.

SHOP
Approached via front door into:

SHOP SPACE
Exposed stone fire place, windows to front and side, radiators, lighting, power, TV point.

DOWNSTAIRS OFFICE
Window to side, radiator, power and lighting.

KITCHEN
A range of base and drawer units, plumbing for dishwasher, sink with drainer unit, window to side, door to rear courtyard garden, radiator, lighting, power.

CLOAKROOM
W.C, pedestal sink, window to side, radiator, lighting.

REAR LOBBY
Under stairs storage, radiator, power and lighting. Stairs to first floor landing.

MEETING ROOM
Double panelled radiator, windows to side and rear, power and lighting.

31A MARKET PLACE
Accessed via partly glazed UPVC frosted door into:

KITCHEN
10'4 x 9'0 (3.15m x 2.74m)
Side aspect frosted window, back boiler, fuse box, range of wall, draw and base mounted units, plastic drainer unit with tap over, power points, built in oven, built in hob, built in extractor fan, inset ceiling spotlights, space for washer machine, space for dishwasher, exposed beams.

BATHROOM
6'0 x 5'1 (1.83m x 1.55m)
Walk in shower with mains shower overhead, close coupled W.C, heated towel rail, sink with tap over, exposed beams.

INNER HALLWAY
Radiator, power points, airing cupboard, exposed beams, an opening gives access into:

LOUNGE
11'3 x 12'5 (3.43m x 3.78m)
Side aspect UPVC double glazed window, radiator, power points.

BEDROOM 1
8'3 x 10'4 (2.51m x 3.15m)
Front aspect wooden single glazed sash window, radiator, power points.

BEDROOM 2
6'2 x 10'6 (1.88m x 3.20m)
Front aspect wooden single glazed sash window, radiator, power points.

31B MARKET PLACE
Accessed via partly glazed UPVC frosted door into:

ENTRANCE HALLWAY
Radiator, fuse box, exposed beams, stairs give access to:

KITCHEN/DINER
16'8 x 11'9 (5.08m x 3.58m)
Side aspect UPVC double glazed window, two rear aspect wooden single glazed Velux windows, space for fridge, space for dishwasher, built in oven, built in hob, built in extractor fan, a range of wall, draw and base mounted units, plastic drainer unit with tap over, exposed beams, radiator, power points, space for dryer.

BEDROOM 1
13'9 x 11'6 (4.19m x 3.51m)
Side aspect wooden Velux window, exposed beams, power points.

EN-SUITE
5'5 x 6'3 (1.65m x 1.91m)
Side aspect wooden Velux window, close coupled W.C, sink with tap over, radiator, walk in shower with mains shower overhead.

From the Kitchen/Dining area a doorway gives access into:

CLOAKROOM
2'8 x 2'11 (0.81m x 0.89m)
Close coupled W.C, sink with tap over, extractor fan, exposed beams.

INNER HALLWAY
Power points, Loft storage space, radiator.

BEDROOM 2
9'11 x 12'0 (3.02m x 3.66m)
Side aspect UPVC double glazed window, radiator, power points.

EN-SUITE
5'1 x 7'8 (1.55m x 2.34m)
Close coupled W.C, heated towel rail, sink with tap over, walk in shower with mains shower overhead, extractor fan, frosted glass panels on exterior wall.

LOUNGE
14'2 x 15'1 (4.32m x 4.60m)
Two front aspect single glazed wooden sash windows, three radiators, power points, television points.

DETACHED GARAGE/WORKSHOP
Approached via a manual up and over door, power & lighting.

SERVICES
Mains water, electricity, drainage and gas.

WATER RATES
Severn Trent - to be confirmed.

LOCAL AUTHORITY
Council Tax Band: A (On both flats)
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.

PROPERTY SURVEYS