Dean
ESTATE AGENTS

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4 Market Place

Coleford, GL16 8AQ

£199,950

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Located within the busy central part of Coleford town is this investment opportunity comprising of a ground floor retail unit, separately accessed first floor offices & a further second floor one bedroom apartment.

Mixed use of both commercial & residential – please note that the trading business occupying the first floor remain in occupation under agreed lease terms. We are selling the Freehold & investment income along with a residential apartment tenanted under an Assured Tenancy Agreement.

Income – The retail unit is currently unoccupied but could generate an income of £6000.00 per annum, the first floor offices produce an income of £3000.00 per annum with the residential apartment let at £5400.00 per annum.

Further lease details available upon viewing & please be mindful that we are selling the freehold and not the trading business.

Independent Financial Advice - We are able to arrange a no obligation introduction to a mortgage advisor who specialises in various areas of financial planning, including mortgages.

Local Authority & Charges - Forest of Dean District Council.

Money Laundering Regulations - To comply with money laundering regulations, prospective purchasers will be asked to produce photographic identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

Energy Performance Certificate - An EPC will be made available during the marketing period.







Approached via a front door into:

Entrance Porch:
10'10" x 3'10" (3.32m x 1.18m)
Smoke alarm, lighting, fire alarm, consumer box, door to shop floor.

Shop Floor:
33'8" x 14'3" (10.27m x 4.35m)
Double panelled UPVC windows to front aspect, power & lighting, door to store room & kitchen.

Store Room:
10'0" x 8'10" (3.06m x 2.70m)
Power & lighting, built in shelving, thermostat, extractor fan, loft access, boiler.

Kitchen:
8'3" x 8'7" (2.53m x 2.63m)
A range of base units, one stainless steel sink with integrated drainer unit, power & lighting, worktop, space for dishwasher, wash hand basin, space for worktops & oven, tiled splashbacks, door to inner hallway.

Inner Hallway:
3'8" x 2'9" (1.13m x 0.84m)
Lighting, door to W.C.

W.C:
4'3" x 5'2" (1.30m x 1.59m)
W.C, hand wash basin, partly tiled, lighting.

Stairs to first floor:

First Floor Landing:
4'6" x 6'9" (1.39m x 2.07m)
Lighting, fire alarm, door to top floor apartment, door to store room three.

Store Room Three:
Power & lighting, radiator, internal window, door to offices, W.C & break room.

W.C.:
9'9" x 2'8" (2.99m x 0.82m)
W.C, hand wash basin, frosted window, radiator, storage cupboard, mirrored medicine cabinet.

Break Area:
11'10" x 14'7" (3.62m x 4.47m)
Drawers, window, power & lighting, sink, tiled splashbacks.

Office:
11'9" x 9'9" (3.59m x 2.98m)
Window to front aspect, power & lighting, radiator, internal windows.

Office Two:
14'2": x 9'9": (4.34: x 2.99:)
Window to front aspect, power & lighting, radiator, internal windows.

Top Floor Apartment:

Approached via the public highway with door & stairs into:

Entrance/Landing:
5'3" x 12'3" (1.60m x 3.73m)
Consumer unit, double panelled radiator, doors to bedrooms & kitchen, 2 storage cupboards, loft access, power & lighting.

Kitchen:
14" x 8'9" (4.27m x 2.67m)
With a range of base & eye level units, sink unit, double glazed UPVC window, worcester boiler, power & lighting.

Bedroom One:
9'2" x 15'7" (2.79m x 4.75m)
Two double glazed UPVC windows, power & lighting, BT point, double panelled radiator.

Bedroom Two:
14'5" x 7'10" (4.39m x 2.39m)
Two double glazed windows, double panelled radiator, power & lighting.

Second Landing:
10'5" x 8'4" (3.18m x 2.54m)
Double glazed UPVC window, double panelled radiator, door to bathroom & rest of flat, smoke alarm, power & lighting.

Bathroom:
3'7" x 7'10" (1.09m x 2.39m)
Electric shower cubicle, W.C., hand wash basin, extractor fan, lighting, double panelled radiator.

Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.
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Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.
Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.
PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.
As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.
You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



Hybrid Map



Terrain Map



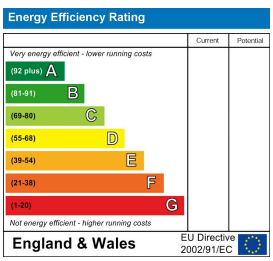
Floor Plan



Viewing

Please contact our Coleford Office
on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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