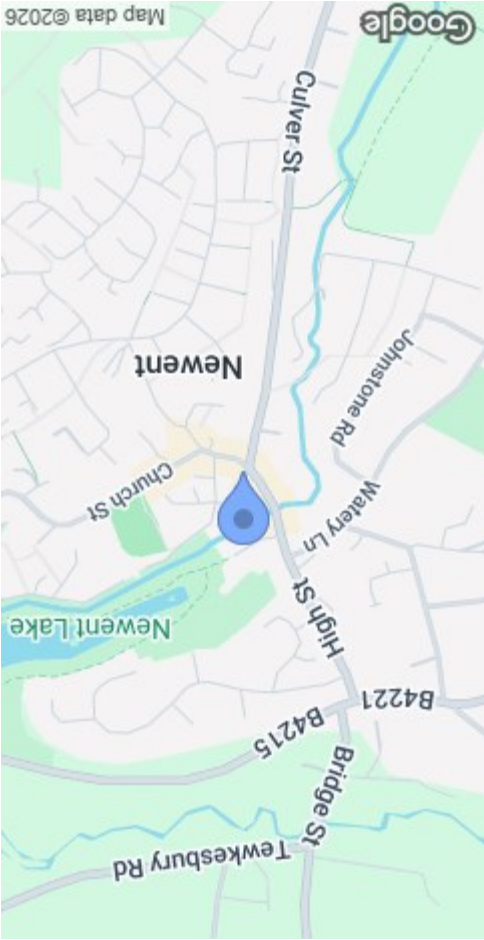


MISREPRESENTATION DISCLAIMER  
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

| England & Wales                              |                                                |
|----------------------------------------------|------------------------------------------------|
| EU Directive 2002/91/EC                      | Energy Rating                                  |
| Very energy efficient - low CO2 emissions    | A                                              |
| 101-120 kWh/m <sup>2</sup> per year          | B                                              |
| 81-100 kWh/m <sup>2</sup> per year           | C                                              |
| 61-80 kWh/m <sup>2</sup> per year            | D                                              |
| 41-60 kWh/m <sup>2</sup> per year            | E                                              |
| 21-40 kWh/m <sup>2</sup> per year            | F                                              |
| 1-20 kWh/m <sup>2</sup> per year             | G                                              |
| Very energy inefficient - high CO2 emissions |                                                |
| England & Wales                              |                                                |
| EU Directive 2002/91/EC                      | Environmental Impact (CO <sub>2</sub> ) Rating |
| Very energy efficient - low CO2 emissions    | A                                              |
| 101-120 kWh/m <sup>2</sup> per year          | B                                              |
| 81-100 kWh/m <sup>2</sup> per year           | C                                              |
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| Very energy inefficient - high CO2 emissions |                                                |



# Guide Price £255,000

A LARGE DOUBLE FRONTED SHOP situated in the HEART OF THE BEAUTIFUL MARKET TOWN OF NEWENT with PRIME FRONTAGE, THREE SALES ROOMS TO THE GROUND FLOOR, GARAGE and STORAGE TO THE REAR ideal for deliveries. To the first floor there was a TWO BEDROOM MAISONETTE until change of use was granted in 1993. However, permission was also granted in 2011 for the erection of an extension to form additional retail storage and bedrooms to the potential maisonette/flat above. The property is offered with NO CHAIN.

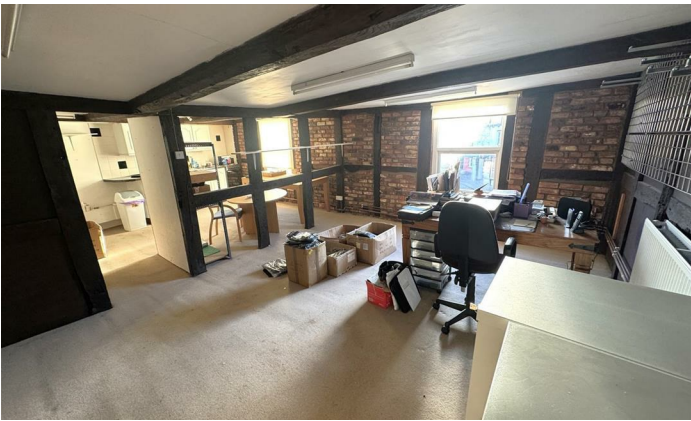
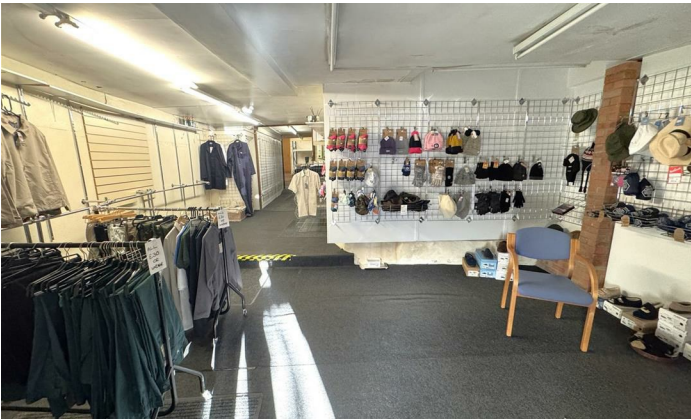
Newent itself offers a range of shops, supermarkets, a primary and secondary school, churches of various denominations, health, sports and community centres and library. Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope, and active sporting teams such as football, rugby and cricket.

The bustling cathedral city of Gloucester is approximately 10 miles distance and the Cheltenham Spa town (the home of the Cheltenham Festival and Gold Cup) approximately 17 miles distance for more comprehensive facilities. The historic market towns of Ross-on-Wye, Ledbury and Monmouth are all within easy driving distance and the idyllic and picturesque villages within The Cotswolds are also a must to explore!

With a choice of many countryside walks including the renowned May Hill and The Malvern Hills, and the Forest of Dean with its sprawling woodlands and outdoor activities, the River Wye with all its water activities, all too within easy driving distance, the property is ideally situated and caters for all.

There are a wide choice of schools available with local primary and secondary schools in Newent and independent schools in Malvern, Monmouth, Cheltenham and Gloucester.

Access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away. The M50 connects you to the M5 motorway linking Midlands, North and South. The M50 takes you to Wales, Monmouth and Cardiff. Train Stations with access to all major cities including London can be found at Ledbury and Gloucester.



Entrance via half glazed door into:

## FRONT SHOP AREA

24'6 x 15'9 (7.47m x 4.80m)

Counter with till, racking and display areas, night storage heater, two large double display windows to the front. Opening through to:

## SALES AREA 1

18'04 x 12'00 (5.59m x 3.66m)

Heating / air conditioning unit, various racking and shelving. Door to:

## SMALL CELLAR

## SALES AREA 2

38'04 x 12'04 narrowing to 9'10 (11.68m x 3.76m narrowing to 3.00m)

Shelving and racking, changing room, heating / air conditioning unit.

A door from the rear leads through to:

## GARAGE

13'7 x 11'6 (4.14m x 3.51m)

Accessed via double timber doors, ideal for deliveries and storage, shelving and lighting.

FROM THE FRONT SHOP, STAIRS GIVE ACCESS TO THE FIRST FLOOR.

## POTENTIAL FLAT / STORE ROOM

25'3 x 16'7 (7.70m x 5.05m)

Within these measurements, there is a:

## KITCHEN AREA

The kitchen comprising one and a half bowl single drainer sink unit, cupboards under, base and wall mounted units, fully exposed timbers and brickwork.

## LOUNGE AREA

Double radiator, two front aspect UPVC double glazed windows. Door to:

## FURTHER STORE ROOM / POTENTIAL BEDROOM

15'11 x 12'9 (4.85m x 3.89m)

Air conditioning unit, door to:

## CLOAKROOM

Low-level WC.

## STORAGE AREA TO THE REAR

22'6 x 10'3 (6.86m x 3.12m)

Stairway giving its own independent access from the side walkway, further racking and shelving, walk-in cupboard housing the gas-fired boiler.

FROM THE FIRST FLOOR, STAIRS LEAD TO THE SECOND FLOOR.

## ATTIC ROOM TWO

18'0 x 16'5 (5.49m x 5.00m)

Rear aspect window. Opening through to:

## ATTIC ROOM ONE

23'4 x 16'4 (7.11m x 4.98m)

Exposed wall and ceiling timbers, two front aspect UPVC double glazed windows.

## SERVICES

Mains electricity, gas, water and drainage.

The heating units in the shop are ran by gas, all with new smart meters for gas and electric. They are heaters and air-conditioning units.

## AGENTS NOTE

Country Corner was a thriving business and only closed due to ill health, so could easily be resurrected.

## MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

## WATER RATES

Severn Trent - to be confirmed.

## COUNCIL TAX

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

From our Newent office, proceed along the High Street in the direction of the market square. Country Corner can be found on your left hand side, opposite the turning for Culver Street, as marked by our 'For Sale' board.

## PROPERTY SURVEYS

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