



7 Church Street
Newent GL18 1PU



STEVE GOOCH
ESTATE AGENTS | EST 1985

£245,000

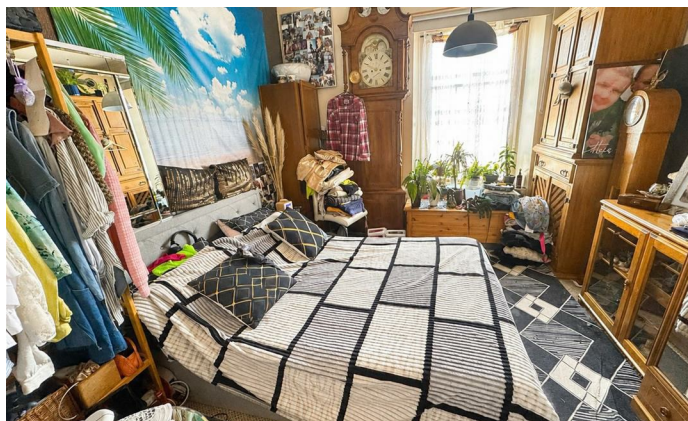
GRADE II LISTED RARELY AVAILABLE BUSINESS/INVESTMENT OPPORTUNITY. VERY WELL PRESENTED and Versatile PUB/OFFICE/ART GALLERY and TWO RESIDENTIAL FLATS located in the THRIVING HISTORIC MARKET TOWN OF NEWENT with an Income of £21,000pa.

Newent itself offers a range of amenities to include Shops, Schools, Churches of various denominations, Health, Sports and Community Centres and a Local Library. A regular Bus Service runs to Gloucester, Ross-on-Wye and surrounding areas.

Sporting and leisure facilities within the area include a choice of Golf Clubs, various forms of Shooting and Fishing, the Dry Ski Slope at Gloucester, active Rugby, Football and Cricket teams etc.

For the commuter access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away for connection with the M5 motorway, linking up the Midlands, and the North, Wales and the South.

Newent is also surrounded by local villages and hamlets which rely on the towns shops and businesses.





RARELY AVAILABLE BUSINESS/INVESTMENT OPPORTUNITY

VERY WELL PRESENTED and Versatile COMMERCIAL and RESIDENTIAL ACCOMMODATION located in the THRIVING HISTORIC MARKET TOWN OF NEWENT.

The property benefits from a PRIME TRADING LOCATION in the town amongst other shops and businesses surrounded by a DENSELY POPULATED AND DEVELOPING RESIDENTIAL AREA.

Newent town centre offers AMPLE PARKING, a WIDE RANGE of GOOD QUALITY RETAILERS COMMERCIAL BUSINESSES which draw in the local community and visitors alike.

The accommodation is laid out over 3 floors with the Ground Floor offering flexible accommodation comprising:

GROUND FLOOR SHOP FRONT/PUB

Approx 477 sq ft Fully glazed shop front bay window, open plan pub area, exposed beams, w.c., kitchenette area, gas heating and access down to large cellar. Internal door leads through to:

GROUND FLOOR REAR SHOP/ART GALLERY

Approx 504 sq ft 3 Separate good sized rooms with separate w.c. And kitchenette area, double glazed windows and doors, gas central heating, exposed beams, currently used as an art gallery.

OUTSIDE

Small courtyard to rear.

FIRST FLOOR FLAT

Exposed beams, night storage heating, lounge, separate bedroom, kitchen and shower room. Income £400pcm. (however this could easily be increased with work on the flat.)

SECOND FLOOR FLAT

Comprising lounge, separate bedroom, kitchen and shower room. Income £500pcm.

PLANNING

We understand the property currently has A1, A2 and B1 use although other uses could be suitable subject to the necessary consents.

AGENTS NOTES

1. The shop/micro pub and two residential flats are currently occupied and generate an income of £21,000pa.
2. The shop/micro pub is currently leased on a 5 year lease agreement with 18 months to run.

SERVICES

Mains water, electricity and gas.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 9.00am 7.00pm Monday to Friday, 9.00am 5.30pm Saturday.

RATEABLE VALUE

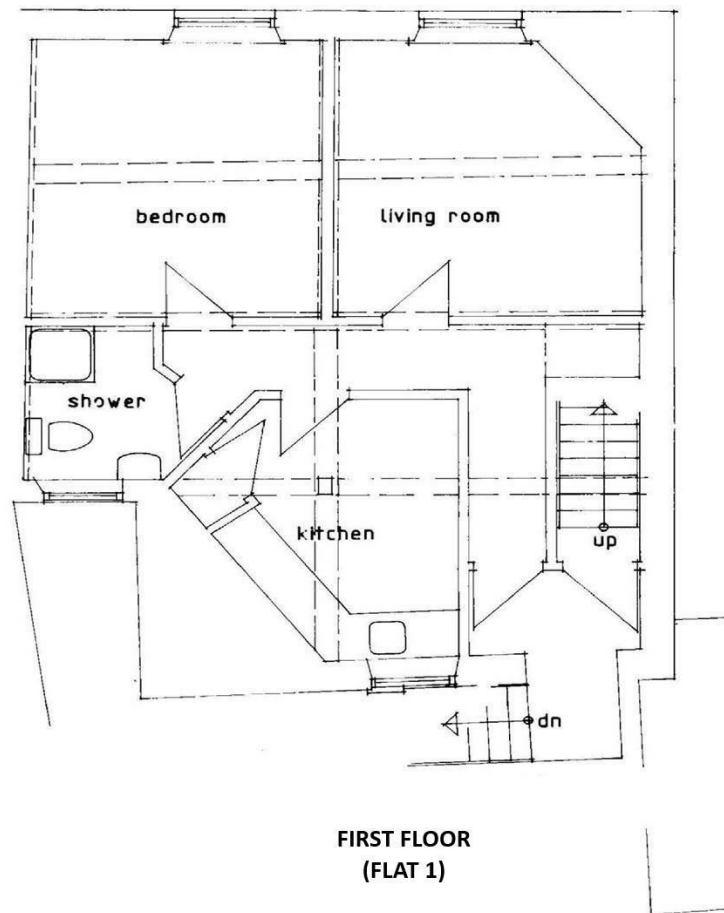
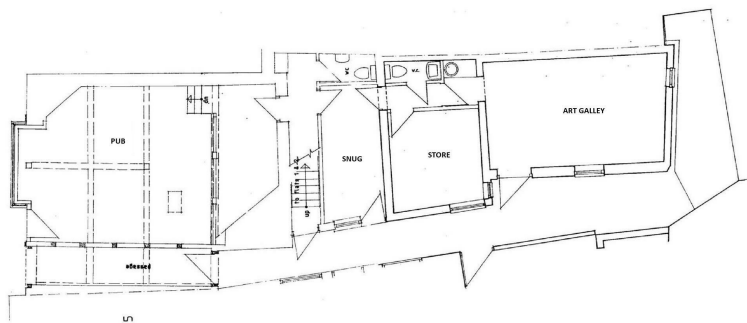
The ground floor is subject to small business rate relief. Flats are council tax band A.

DIRECTIONS

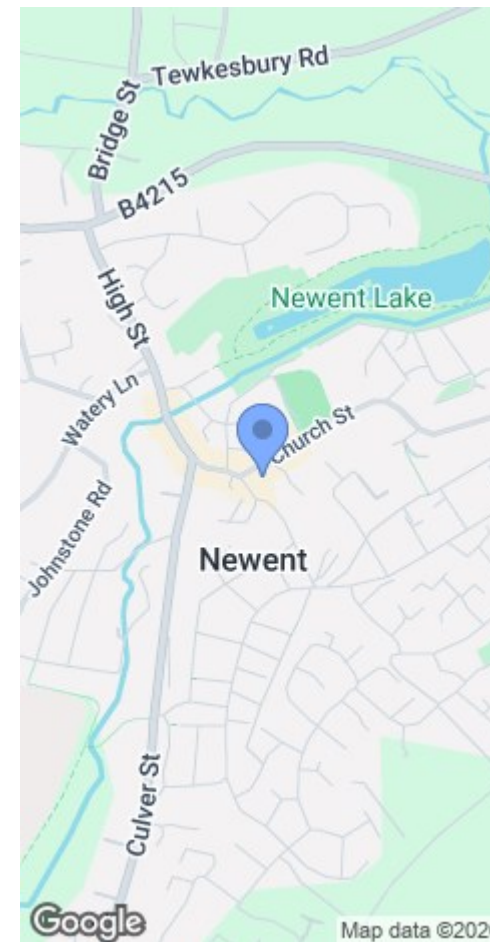
From Newent office proceed along the High Street, into Broad Street and then into Church Street where the property can be found on the right hand side.

PROPERTY SURVEYS

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



**FIRST FLOOR
(FLAT 1)**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-95 (A)			
81-91 (B)			
69-80 (C)			
55-68 (D)			
39-54 (E)			
21-38 (F)			
1-20 (G)			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 plus (A)			
81-91 (B)			
69-80 (C)			
55-68 (D)			
39-54 (E)			
21-38 (F)			
1-20 (G)			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.



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