



2 Lords Hill  
Coleford GL16 8BD



STEVE GOOCH  
ESTATE AGENTS | EST 1985

£1,000 Per Month





## Shop

A well presented ground floor shop unit being approximately 1071 sq ft (99.5sq m) in total. The unit comprises of a shop front with glazed frontage. the Shop area is 27' 02" X 29'11". There is a male and female wc, a kitchen/rest room area. There is a small storage area

## LOCATION

From the Coleford office proceed down to the traffic lights turning right, take the first turning left onto Lords Hill where the property can be found on junction next to Hattons Estate Agents.

## RENT/RATES/DEPOSIT

£12,000 pa

Deposit- equivalent to 3 months rent.

Insurance charged to tenant

Rateable Value- Interested Parties should make their own enquires with the local authority (Forest of Dean) to ascertain the exact rates payable, if applicable

## SERVICES

Mains electric, water & drainage

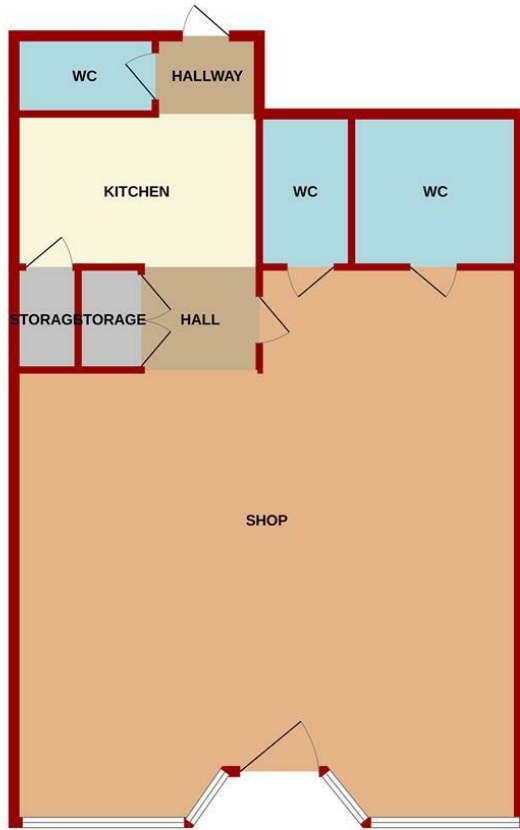
## TERM

Three Year lease, but is subject to negotiation with the owner.  
FR&I

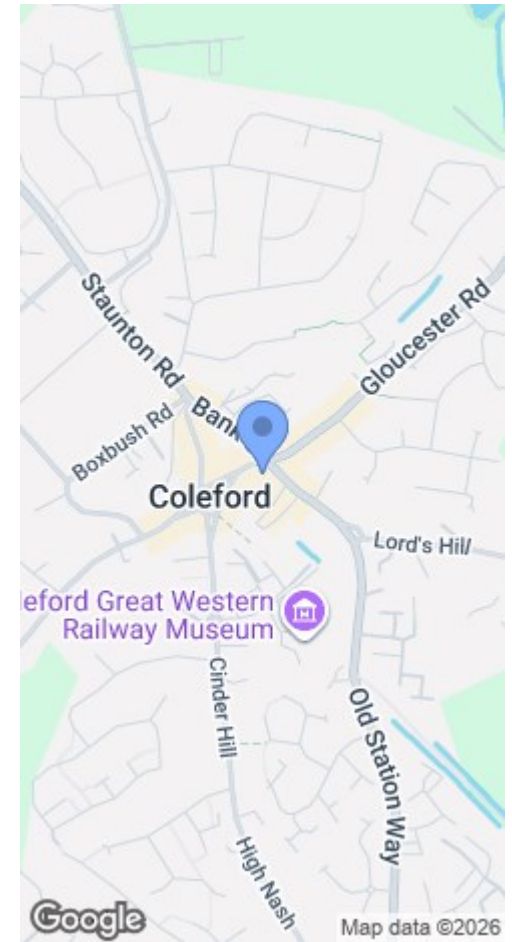
## AWAITING LANDLORDS APPROVAL

THESE PROPERTY DETAILS ARE AWAITING LANDLORDS APPROVAL AND THEREFORE MAY BE SUBJECT TO CHANGE.

GROUND FLOOR  
1071 sq.ft. (99.5 sq.m.) approx.



TOTAL FLOOR AREA: 1071 sq.ft. (99.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metrage CS2026



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-101) <b>A</b>			(81-91) <b>A</b>
(89-91) <b>B</b>			(69-80) <b>B</b>
(85-88) <b>C</b>			(55-68) <b>C</b>
(81-84) <b>D</b>			(39-54) <b>D</b>
(77-80) <b>E</b>			(21-38) <b>E</b>
(73-76) <b>F</b>			(1-20) <b>F</b>
(69-72) <b>G</b>			
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	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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