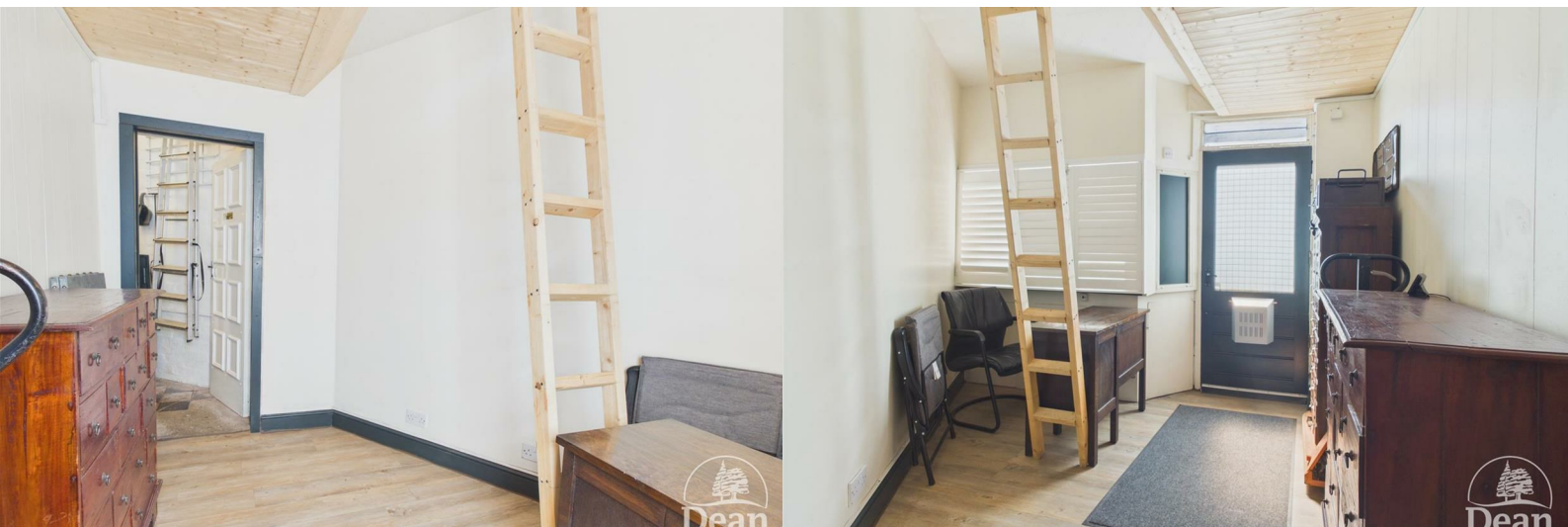




High Street

Cinderford, GL14 2SL

£50,000

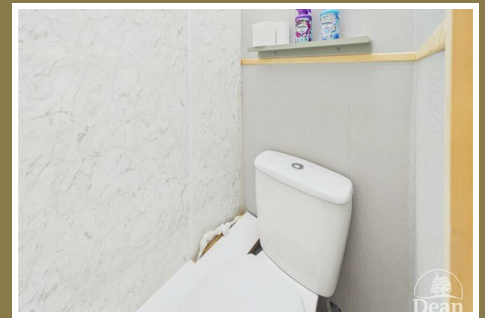
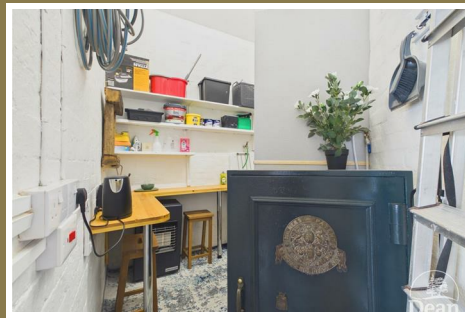
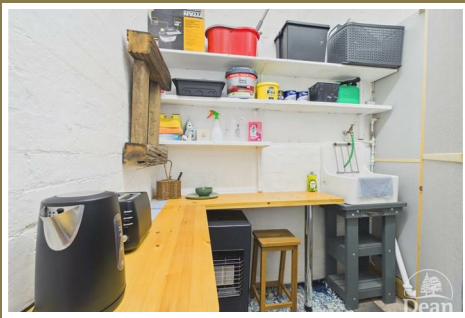


Situated in the heart of Cinderford, this charming freehold shop on High Street presents an exceptional opportunity for any aspiring business owner. Boasting a prime location, the property benefits from high foot traffic, ensuring excellent visibility and accessibility for customers.

The shop features a generous large window display, perfect for showcasing your products and attracting passers-by. Inside, you will find a kitchen / shower room, and a convenient WC, providing essential facilities for both staff and customers. Additionally, the small loft space offers valuable storage options, helping you to keep your workspace organised and efficient.

One of the standout advantages of this property is the 100% business rate relief, making it an even more attractive proposition for those looking to establish or expand their business in a vibrant community.

This shop is not just a space; it is a gateway to success in a bustling area. Whether you are starting a new venture or seeking to relocate, this property is poised to meet your needs and help you thrive in the competitive retail landscape. Do not miss the chance to make this prime location your own.



The Property :

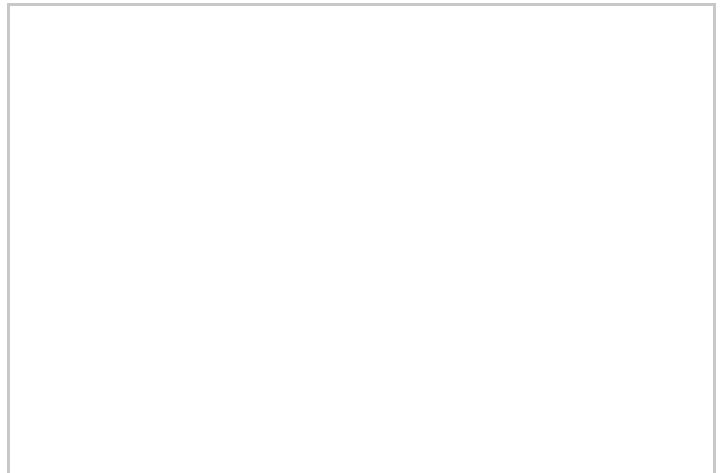
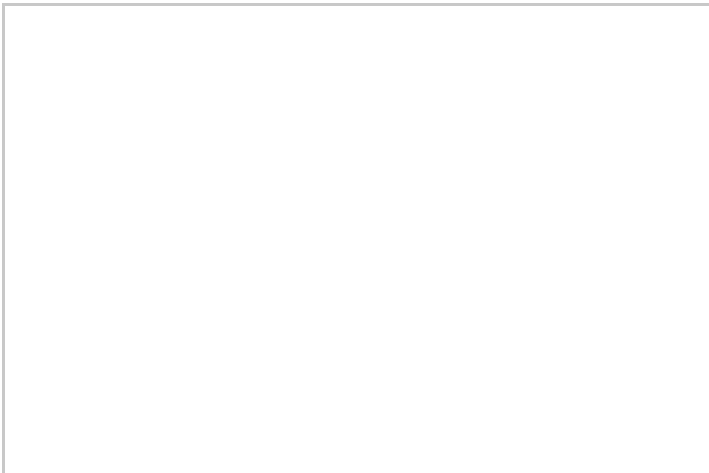
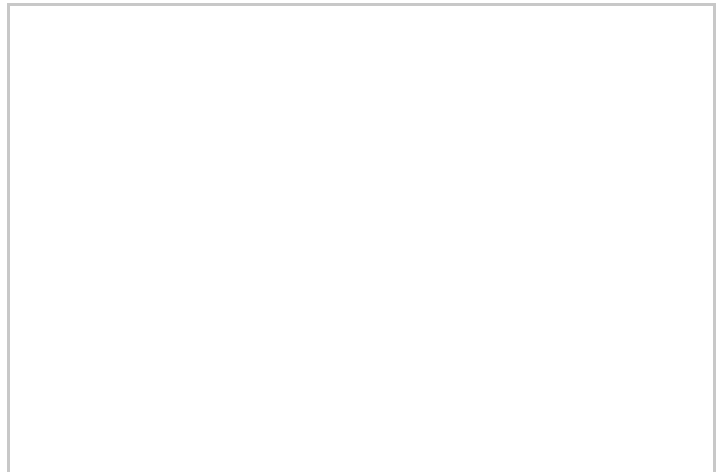
The freehold premises are located solely on the ground floor with loft access, a front aspect office space with a door leading through to the kitchen / shower room area.

Front Office :

Front aspect entrance with wooden paneled door, display window, wood paneled wall and ceiling, laminate flooring, door to kitchen / shower room, access to loft space.

Kitchen / Shower Room :

Sink, worktops and shelving, shower cubicle and WC



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



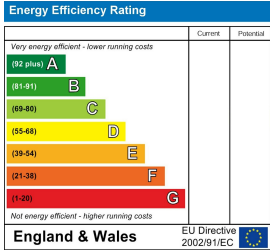
Floor Plan



Viewing

Please contact our Cinderford Office on 01594 825574 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.

