



A rare opportunity for an imaginative developer/retailer to acquire this historic Grade II Listed property featuring further development potential; comprising of a three story lockup shop (formally x2 period town houses).

It also includes a large single and two storey outbuildings to the rear and side which offers accommodation for production/ storage, and a yard featuring circa 10 vehicle spaces with access of Newland St.

Being situated just outside the town centre, it gives the property fantastic opportunities with regards to local amenities and passing trade. As a town, Coleford is becoming increasingly popular due to its close proximity to the Forest of Dean, Wye Valley and greater travel networks.

NOTE: The property should be considered for redevelopment to include 2x2/3bedroom terraced town houses, a detached 3 bedroom house and circa x6 flats with car parking to the rear (subject to obtaining planning consent).

Architect plans can be provided on request for a proposed site layout.

SCHEDULE OF FLOOR AREA

all measurements are approximate

TOTAL Gross Internal.....5398SFT/501M2

SERVICES

Mains are understood to be available. All interested parties will make their own enquiries.

TENURE

Offered Freehold by vacant possession.

TOWN PLANNING

All parties make their own enquiries.

RATES

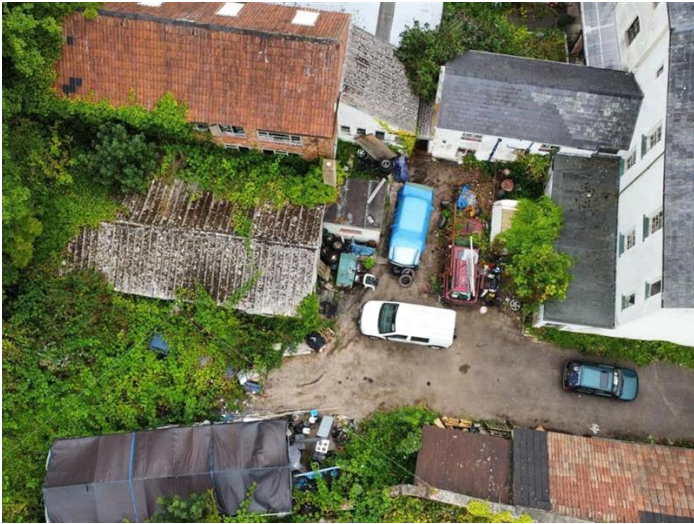
UBR by application to the FDDC – (tel: 01594 810000).

LEGAL COSTS

Both parties will bear their own legal costs.

VIEWING

By prior appointment with Hills



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

