



//Business unaffected// A brilliant opportunity to acquire a successful and popular village Café with Post Office and shop - available as a going concern. This thriving business is positioned in arguably the Forest of Deans most popular tourist destination and is central to Lydney, Coleford and Cinderford.

Tenure: Leasehold

Floor area

Shop floor: 19.3x8.3ft

Café: 20x11ft

Kitchen 6.9x9.7ft

Store: 1.5x8.3ft

W/C

Total Gross internal floor area: 767sqft/71.2m2

TENURE: Offered Leasehold – IRI

Services

All mains believed to be connected. Any interest parties will make their own enquires.

Viewings

By prior appointment with Hills

Rates

Contact FODDC

RENT

Rent to be disclosed upon application.



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.

