



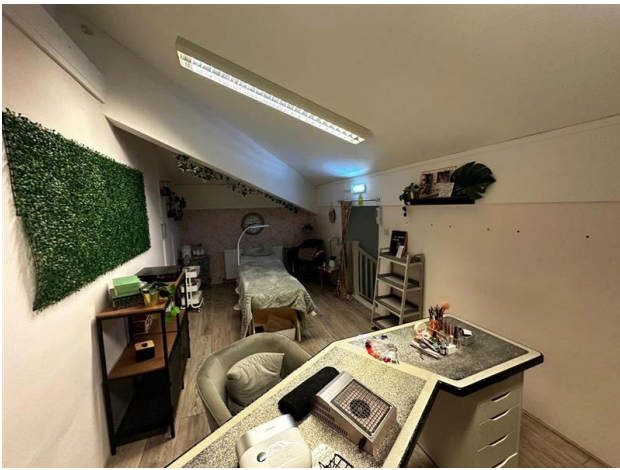
At first glance

In detail

A spacious two storey mid terraced, retail premises situated in a central position within Coleford Town and with widely available vehicle parking to its frontage. The unit has most recently been utilised as a hair saloon (certain fixtures and fittings can remain depending on ingoing tenants requirements). Comprising; Entrance to retail space, kitchen, cloakroom and at first floor a separate office space.

Coleford has a vibrant feel and has recently been named one of the best market towns in the UK for a "Staycation". It also is the home to a music festival which attracts 40,000 people to the town (annually) . Its population in 2021 stood at 9,723 with the greater Forest of Dean area at 86,543 (2018).





TENURE: Offered Leasehold – IRI

Service Charge

2024 - £400pax

Floor area

Total: 49m2

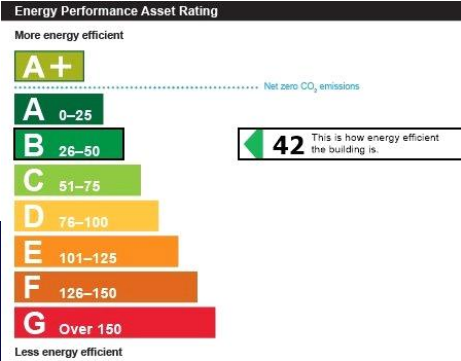
Services

Mains services believed to be connected. All interested parties make their own enquiry's.

Viewings

Strictly via Hills.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that all 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 used as such by any prospective tenant.



Town and Country

