



At first glance

- Commercial
- flexible accommodation
- freehold
- Offers invited
- prime investment
- Former residential planning consent

In detail

An opportunity to acquire a commercial building along with a yard; which in most recent years has been utilised for vehicle sales and repairs. The property FORMALLY HAD RESIDENTIAL PLANNING CONSENT. Situated on the rural outskirts of Coleford Town.

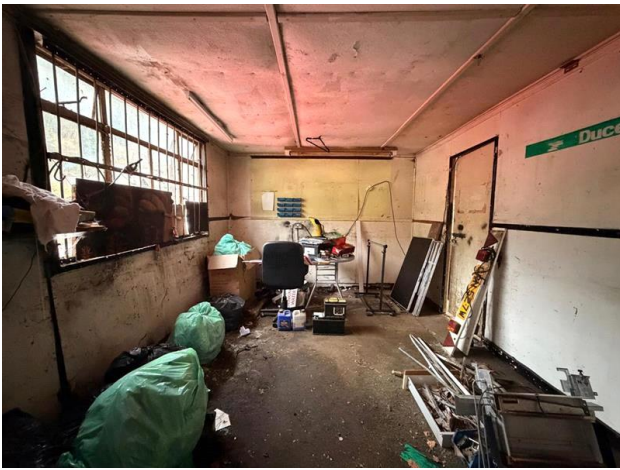
Comprising yard space, entrance hall, x2 offices, WC and workshop.

This property is set in a beautiful location in the heart of the Forest of Dean, and is within walking distance from Coleford Town's amenities. The Clock Tower in Coleford is iconic and adds to the Town's history and beauty. The Town also hosts the ever popular Coleford Music Festival, bringing music and community together to celebrate life. Coleford boasts a wide range of amenities to include: a cinema, two golf courses, shops, restaurants, cafes, hotels, primary and secondary schools and doctor's surgery. The market towns of Lydney (7.1 miles) and Monmouth (5.8 miles) are easily accessible, also offering a wide range of amenities.

A wider range of facilities are also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands

Tenure: Freehold





Services

Mains services believed to be connected. All interested parties will make their own enquires.

Viewings

Strictly by prior appointment with Hills.

Please note

No structural surveys./asbestos surveys have taken place.

Town and Country



Commercial

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/fitings 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.

