



Market Place
Coleford, Gloucestershire, GL16 8AW
£199,950



An exciting investment opportunity situated in the heart of Coleford town centre, comprising a ground-floor commercial premises with a spacious residential flat above.

The shop is currently vacant and ready for a new tenant, offering an excellent opportunity to generate commercial rental income. The residential flat is arranged over two floors and is being sold with a long-standing tenant in situ, who has occupied the property for approximately 16 years and currently pays around £500 per calendar month.

The accommodation within the flat comprises a generous living area, kitchen/dining room, two bedrooms and a bathroom.

Offering the potential for two separate income streams from both the commercial and residential accommodation, this is an appealing opportunity for investors looking to expand their portfolio in a convenient town-centre location.

Please refer to the virtual tour, floorplans and photographs for further details.

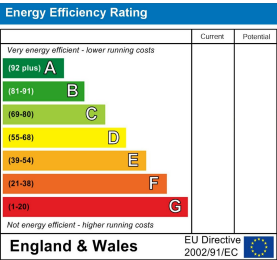
Area Map



Floor Plan



Energy Efficiency Graph



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. These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

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.