



Market Place, Coleford, GL16 8AW

£199,950





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# 12a Market Place

Coleford, GL16 8AW

- COMMERCIAL PROPERTY
- FIRST FLOOR MATIONETTE
- LARGE LIVING AREA
- SOLD WITH TENANTS IN SITU
- OFF ROAD PARKING
- TOWN CENTRE LOCATION
- TWO BEDROOMS
- SHOP
- INVESTMENT OPPORTUNITY
- MUST BE VIEWED!

\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are thrilled to offer this exciting investment opportunity to the market situated in Coleford town centre. The shop 'The Choice Is Yours' and the flat above are being marketed with tenants in situ, earning approximately £1050.00 per calendar month. The flat is spread out over two floors and has had the same tenant for 16 years, the home boasts a large living area, kitchen/dining room, two bedrooms and a bathroom. The shop is a thriving fruit and vegetable shop which has been running for 25 years. Please see the virtual tour, floorplans and photos for more details.





Directions



*Fresh Fruit & Vegetables* **The Choice is Yours**

12.

Adam Scott  
Est 1973



Dean  
ESTATE AGENTS

## Floor Plans

**Floor 0**

**Floor 1**

**Floor 2**

**Approximate total area<sup>(1)</sup>**  
1433 ft<sup>2</sup>  
133.1 m<sup>2</sup>

**Balconies and terraces**  
25 ft<sup>2</sup>  
2.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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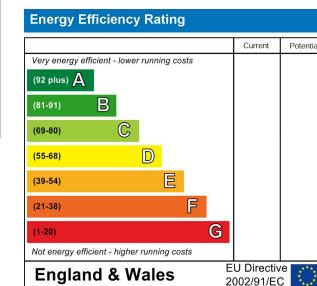
**Dean ESTATE AGENTS**

**North**

## Location Map



## Energy Performance Graph



## Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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