

# TO LET

**New Development of Three Retail Units, Coleford**  
**775 - 865 sq ft (72 - 80.4 sq m)**



**Units 1, 2 & 3 Foxglove Gardens, High Street, Coleford**

- **Vibrant market town in heart of popular tourist area**
- **Excellent location fronting High Street and close to car parks**
- **Part of high quality mixed use development with gardens and public space**

**01452 380064**

**Kurt Wyman**  
Surveyors & Property Agents

**01452 380064**

**www.kurtwymansurveyors.co.uk**

## Location

Coleford is a popular market town situated on the western edge of the Forest of Dean in Gloucestershire. The surrounding area is a popular tourist destination boasting many attractions including Puzzlewood and Clearwell Caves. Additionally, the Forest of Dean and Wye Valley benefit from an extensive network of stoned roads and paths which have a nationwide attraction for outdoor enthusiasts and cyclists. A free weekend Music Festival is held annually in July within the town centre.

Coleford is well located being approximately 7 miles to the A40 at Monmouth to the North and 6 miles to the A48 at Lydney to the South.

Foxglove Gardens are located directly off the High Street within the main retail area of the town. A large public car park is located on the opposite side of the High Street off Railway Drive.

Adjacent occupiers include Tesco Express, Skoops Cards and Studio Cinema. The Town also benefits from a range of cafes, hotels and restaurants and a Tourist Information Centre.

## Description

Foxglove Gardens is an exciting new mixed use development comprising residential and commercial uses set in a high quality environment around a new public square and gardens.

The commercial element comprises three adjacent ground floor retail units fronting directly onto the public square. Each unit benefits from an aluminium glazed entrance screen and has been fitted out to include a WC, heating, lighting and electrics.

Units 1 and 2 benefit from a A1 (retail) Planning Consent with unit 3 benefiting from A3 (restaurant/café) Planning consent.

Unit 1 775 sq ft (72 sq m)  
Unit 2 804 sq ft (74.7 sq m)  
Unit 3 865 sq ft (80.4 sq m)

## Business Rates

Business Rates to be assessed upon occupation.

## EPC Rating

EPC rating to be assessed upon occupation.

## Quoting Terms

The units are available by way of new Internal Repairing And Insuring Leases for a negotiable term of years.

## Rental

Unit 1 - £11,628 per annum exclusive

Unit 2 - £12,060 per annum exclusive

Unit 3 - £12,972 per annum exclusive

## Service Charge

A charge is levied to cover the upkeep and maintenance of the common parts of the development and maintenance of the common parts of the building.

Further details to be supplied by the marketing agents.

## Legal Costs

Each party will be responsible for their own legal fees involved in the transaction.

## VAT

VAT will be charged on the rental.

**All viewings by prior appointment with:**

**Kurt Wyman Surveyors**

**01452 380064**

**info@kurtwymansurveyors.co.uk**

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