

FOR SALE

RETAIL & RESIDENTIAL INVESTMENT OPPORTUNITY

1,377 SQ FT (128 SQ M)

**Kurt
Wyman**
Surveyors & Property Agents



Briarwood Chambers, 15 High Street, Cinderford GL14 2SE

Excellent Town Centre Location | Multi Use Building | Investment



LOCATION

Cinderford is located on the Eastern Fringe of the Forest of Dean in Gloucestershire and is one of the main market towns within the area.

The property is situated in a prime location on the main high street of the town.

DESCRIPTION

Ground floor office accommodation with 2 bedroom flat above.

The ground floor is currently occupied by Caremark (Herefordshire and Forest of Dean) with a lease start date of 1st April 2023 until 31st March 2026 with a mutual break option on the 31st March 2025. Current rental of £7,500 pa.

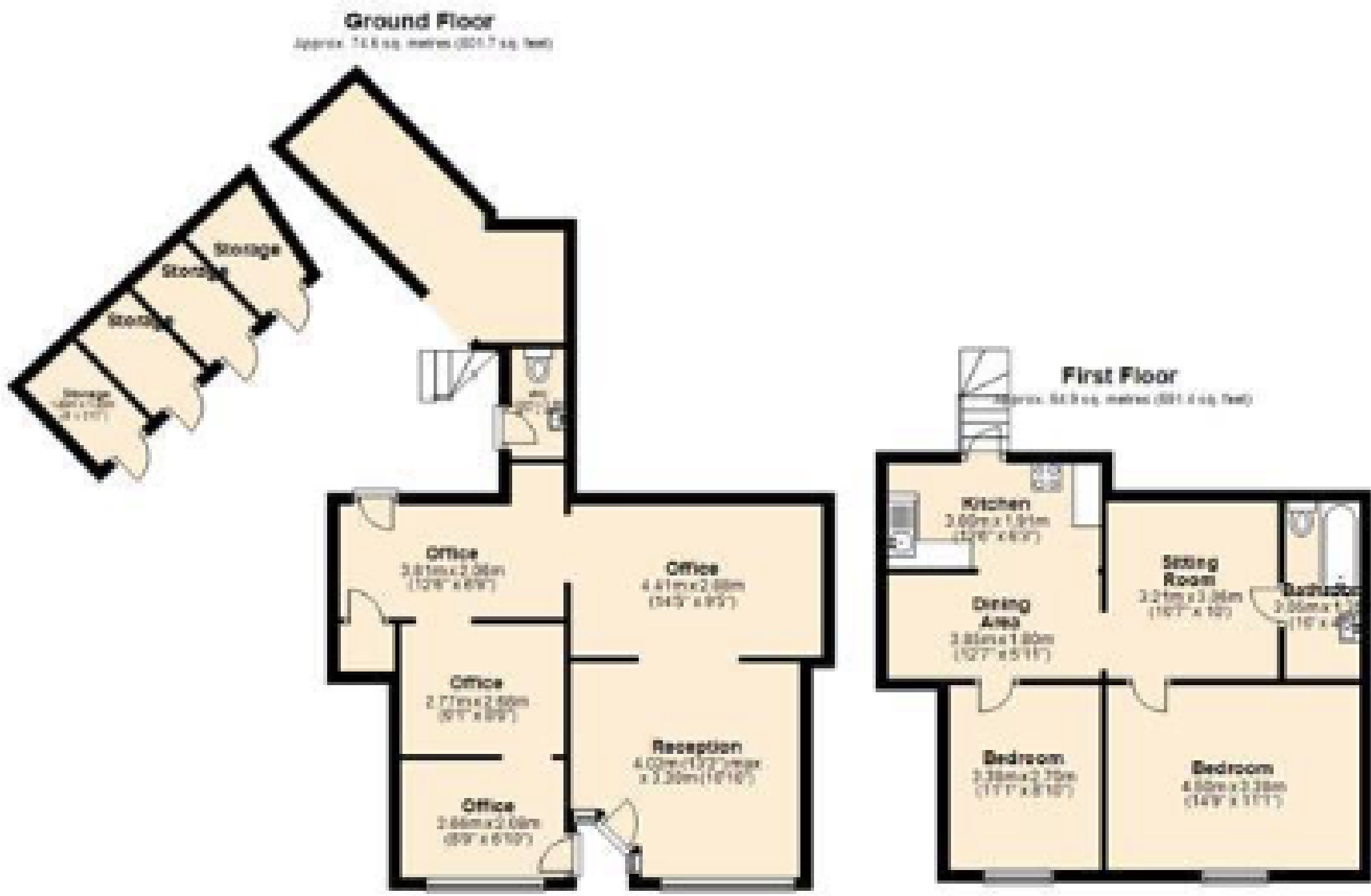
The flat is currently let on an assured shorthold tenancy agreement with a rental of £6000 pa.

Ground Floor Features:

- Cellular offices
- Reception area
- WC
- External storage

First Floor Flat Features:

- Self-contained
- Separate entrance
- 2 bedrooms
- Lounge
- Kitchen
- Bathroom
- Shared courtyard garden



KEY INFORMATION

SERVICES

Mains water, drainage and electricity are connected to the property.

NOTE : None of the services have been tested by Kurt Wyman Surveyors.

EPC

C-62

RATING

The property is listed as 'Shop and Premises' 2017 Rating with a rateable value of £5,300.

QUOTING PRICE

£245,000

LEGAL COSTS

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

VAT

All figures are quoted exclusive of VAT.

FLOOR SCHEDULE

	Sq Ft	Sq M
Ground Floor	796	74
First Floor	581	54
Total	1,377	128

The logo for Kurt Wyman Surveyors & Property Agents features a green triangle to the left of the company name. 'Kurt' is in a large, bold, sans-serif font, and 'Wyman' is in a slightly smaller, bold, sans-serif font. Below the name, 'Surveyors & Property Agents' is written in a smaller, white, sans-serif font.

**Kurt
Wyman**
Surveyors & Property Agents

**ALL VIEWINGS BY PRIOR
APPOINTMENT WITH KURT
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