

# FOR SALE

## RETAIL & RESIDENTIAL INVESTMENT OPPORTUNITY

1,377 SQ FT (128 SQ M)

**Kurt  
Wymman**

Surveyors & Property Agents



**Briarwood Chambers, 15 High Street, Cinderford GL14 2SE**

**Excellent Town Centre Location | Multi Use Building | Investment**



## DESCRIPTION

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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

## LOCATION

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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.

# KEY INFORMATION

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## 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

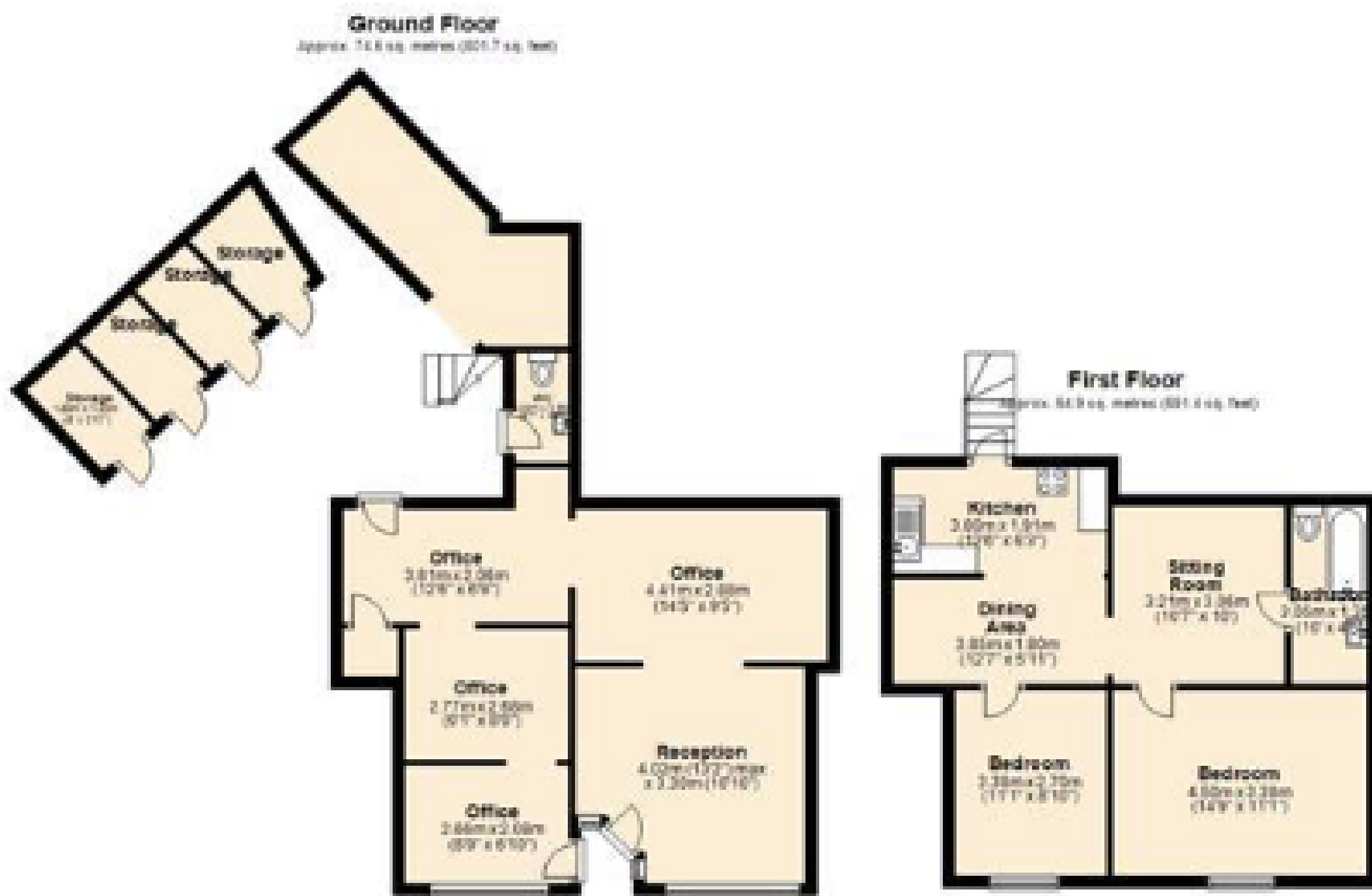
Offers in excess of £195,000.

## 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

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	Sq Ft	Sq M
Ground Floor	796	74
First Floor	581	54
<b>Total</b>	<b>1,377</b>	<b>128</b>



**ALL VIEWINGS BY PRIOR  
APPOINTMENT WITH KURT  
WYMAN SURVEYORS**

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Disclaimer: These marketing particulars are intended as a guide to assist intended purchasers or lessees and do not constitute an offer or contract. All descriptions, references to floor areas, dimensions and condition are given without responsibility and should not be relied upon as statements of facts. Any reference to the use, occupation of the property or any extension or alteration does not imply that necessary statutory planning consents have been obtained and it is the responsibility of the intended buyer or tenant to make their own enquiries in this regard. Any purchaser or tenant must satisfy themselves as to the correctness of the information provided by Kurt Wyman Surveyors and Property Agents. No member of Kurt Wyman Surveyors and Property Agents has any authority to make any representation or warranty in relation to the property.

**Kurt  
Wyman**  
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