



19 Market Place

Coleford, GL16 8AF

Price Guide £200,000

**\*\*\*SEALED BIDS\*\*\*FRIDAY 31ST MAY- 12:00PM\*\*\*BEST AND FINAL OFFERS\*\*\* We are delighted to offer the former Grade 11 Listed Lloyds Bank premises in Coleford for sale.**

The floor space is approximately 2000sq ft and would suit a number of trades, the location is town centre with the majority of the accommodation being on the ground floor. We have the keys for immediate viewing.

#### Council Tax & Business Rates

Please contact the Forest of Dean District Council. 01594 810000. A change of use may require reassessment for Council Tax or Business Rates purposes.

#### Services:

We are advised that mains services are connected to the property. We confirm that we have not tested any of the service installations and any occupier/purchaser must satisfy themselves independently as to their state, condition and suitability. In respect of any development proposals interested parties will need to make their own enquiries of the relevant authorities regarding the service capacity.

#### Energy Performance Certificate

An EPC will be made available during the marketing period.

- Grade II listed building
- Floor Space of approximately 2000sq ft
  - Town centre location
  - Vacant Possession
  - Fomer Banking Hall
- Very Universal Property



**Entrance Lobby:**

Chapel style window to front, door to main Lobby/Office.

**Lobby/Office:**

This room being the former banking hall with large windows, glass roof, radiators, doors to offices and rear hallway.

**Office One:**

This area being the staff seating area for serving clients again with large windows to the rear, extensive power outlets.

**Rear Lobby:**

Fire exit door to St. John Street, door to meter cupboard, stairs to first floor.

**Rear Hallway:**

Access to the first floor, Iron door to the walk-in safe, leading into the rear offices.

**Office Two:**

Radiator, floor to ceiling glass partitions.

**Office Three:**

Radiator, air con unit, window.

**Office Four:**

Radiator, glass partition.

**Reception Area:**

Suited as a waiting area, access to offices.

**Office Five:**

A large room formerly used as an admin office with fire exit door, radiators, extensive power, internet points.

**Store Area:**

Radiator, window, work surface.

**Kitchen:**

Wall and base units, windows to side, radiator.

**Boiler Room:**

Housing a gas boiler (not tested).

**Walk In Safe:**

With iron safe door.

**Landing Area:**

Doors to cloakrooms and office.

**Cloakroom One:**

W.C., sink, windows to the rear.

**Cloakroom Two:**

W.C., sink, window to rear.

**Lobby:**

Radiator, door to office six.

**Office Six:**

Windows, radiator.

**Sealed Bids- Friday 31st May- 12noon:**

Due to the rare availability of such property, the marketing method for this property is to promote any offer you wish to make via a sealed bid.

This brochure confirms that we are seeking final offers for the above property as detailed below:

1. All offers should be submitted in writing (letter or email) to: Allan Wasley – Director – Dean Estate Agents Ltd. 14 St. John Street, Coleford. GL16 8AR. allan@deanestateagents.co.uk Please telephone to check that your offer has been received prior to the closing date/time. All correspondence to be marked private.
2. The Property will be sold as detailed in the attached sales particulars and Land Registry Title.
3. Unconditional offers are invited. If any conditions are attached to the offer, please confirm full details.
4. All offers must be made on behalf of a named purchaser to include full postal address and contact details, including telephone numbers, email addresses etc.
5. Offers must be supported by evidence of funding, to the amount of the offer. If the buyer is relying upon finance to purchase the property, please disclose full details of the lender, broker and the amount to be mortgaged.
7. The offer must include the name, address and telephone number of the solicitor who will be acting for the purchaser.
8. The offer must confirm the proposed timing for exchange of contracts and completion.
9. The offer must confirm that a minimum 10% deposit will be paid on exchange of contracts.
10. The prospective purchaser
11. The owner is not bound to accept any offers.

Note 1: Once a sale has been agreed the property will be withdrawn from the market and if any persistent interest is received, the Buyer will be notified. If however, after a period of 14 days there has been no commitment or progress to purchase the property, the owner will re-consider her position and probably re-market the property if there is no genuine reason for delay.

Note 2: Should the Buyer seek to reduce the agreed price for the property before exchange of contracts, the owner reserves the right to withdraw from the transaction.

If you require any further information or clarification, please contact Allan Wasley.



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

## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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