



## 8a High Street

Coleford, GL16 8HF

£299,950



VIRTUAL TOUR AVAILABLE- Seldom seen in Coleford is this commercial prospect hosting six offices with gardens and outbuilding. The property is very spacious, is in very good order and occupies a most prominent position in town amongst a mixed blend of mostly local firms. With accommodation arranged over three levels, the property can be versatile if needs be. In the past, this property would have been a home for a local family but for now, spacious offices. Gas central heating, very clean throughout and worthy of your inspection.



Approached via a wooden entrance door:

#### Entrance Lobby:

Glass reception window and door to Entrance Hall.

#### Entrance Hall:

With doors to all ground floor rooms, smoke alarm, double radiator, stairs to first floor, under stairs cupboard.

#### Cloakroom:

Modern suite comprising of Vanity wash hand basin, WC, medicine cupboards, radiator, towel rail, window to rear.

#### Ground Floor Office One:

With large Georgian style window overlooking Coleford town, double radiator, smoke alarm. Door to inner lobby, ample power points and Internet access points.

#### Inner Lobby:

Provides access to both ground floor offices, shelving.

#### Ground Floor Office Two:

Rear aspect with radiator, fluorescent lighting, door to office No 1, smoke alarm and archway to Kitchen.

#### Kitchen:

Rear aspect with base units, worktops, sink unit, double radiator, velux roof light, extractor fan, double opening doors to the rear gardens and window to the rear.

#### First Floor Landing:

Doors to offices 4 & 5, power point, smoke alarm, wall lights.

#### First Floor Office No 3:

Front aspect with Georgian style windows to the front overlooking Coleford Town. Double radiator, ample power points and internet access points. Original tiled fireplace (not operational), coved ceiling. Door to lobby providing further access to office No 4.

#### Inner Lobby:.

Interconnecting doors to offices 3 & 4.

#### First Floor Office No. 4:

Rear aspect with a Georgian style window, original fireplace (not operational) BT point, double radiator, coved ceiling, smoke alarm. Ceiling light cornice and views.

From the first floor landing is a second staircase leading to:

#### Second Floor Landing:

Smoke alarm, wall lights, doors to offices and cloakroom through to kitchen.

#### Second Floor Office No. 5:

Rear aspect with Georgian style window to the rear with views, original fireplace, double radiator, smoke alarm.

#### Second Floor Inner Lobby:

Lobby area providing connecting access to both second floor offices.

#### Second Floor Office No. 6:

Front aspect with Georgian style sash windows, double radiator, strip light, smoke alarm, ample power points and internet connection.

#### Second Floor Kitchen:

With sink unit, cupboards and radiator.



### Cloakroom:.

WC, wash hand basin, Georgian style window to rear.

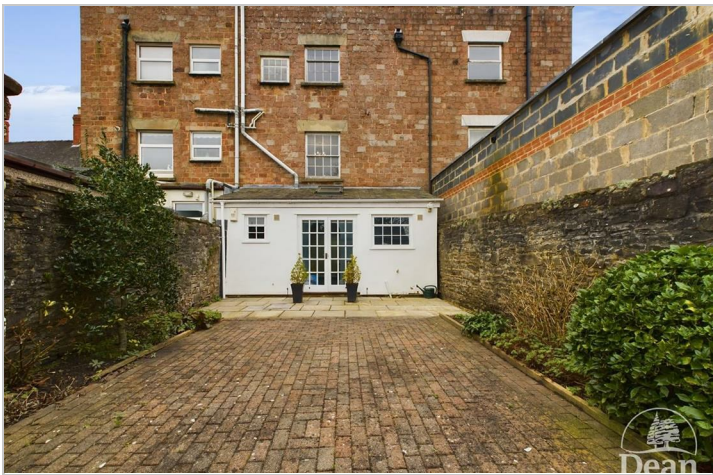
### Outside:

The rear gardens are laid to both patio and block paving, boundary stone walling, shrubs and outside lighting.

There is a stone built shed of considerable size with power and lighting, window and strip lights.

Please note that the adjoining neighbour (No 6)

enjoys a right of pedestrian access across the rear of No. 8 of which we are selling. It is also a benefit to this property we are selling that this property also enjoys a right of pedestrian access across No 10 High Street in which to access the public Highway. Confirmation of the right of way will be produced by the sellers legal firm.



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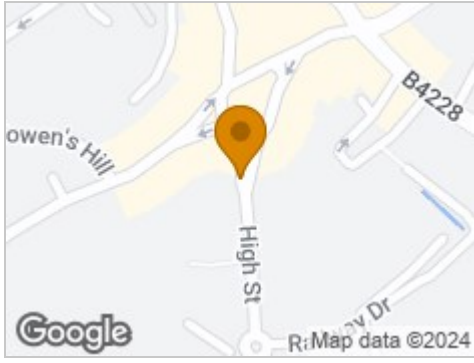
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Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal 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

## Road Map



## Hybrid Map



## Terrain Map



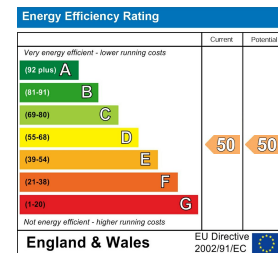
## Floorplan

<p><b>Floor -1</b> Building 1</p>	<p><b>Floor 0</b> Building 1</p>	<p><b>Floor 1</b> Building 1</p>	<p><b>Approximate total area<sup>(1)</sup></b> 2000.31 ft<sup>2</sup> 185.83 m<sup>2</sup></p> <p>(1) Excluding balconies and terraces</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p><b>GIRAFFE360</b></p>
<p><b>Floor 3</b> Building 1</p>	<p><b>Floor 0</b> Building 2</p>		

## Viewing

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

## Energy Efficiency Graph



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