



13 Gloucester Road, Coleford, GL16 8BH

£1,000 Per Month

3 1 4



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# 13 Gloucester Road

Coleford, GL16 8BH

- FREEHOLD COMMERCIAL PREMISES
- FORMER CAFE
- 3 BEDROOMS
- NUMEROUS ROOMS
- NO CHAIN
- WE HAVE THE KEYS!!!

Dean Estate Agents Lettings offer to rent this part commercial/residential property comprising of a ground floor former café premises with internal access to the 1st floor 3 bedroom apartment.

The property is situated on Gloucester Road with on road parking to the front, close to the town centre and ready for occupation.

This property would suit an owner occupier of a business due to the residential accommodation included.

Please note that as with all commercial property, the relevant planning application may have to be made for certain types of business.

There is no VAT payable on the rent, all utility bills to be met by the tenant as the same with any business rates that may be applicable along with Council Tax.



Reception Room 1:

Reception Room 2:

Reception Room 3:

Preparation Room:

Kitchen:

Rear Lobby:

Bathroom:

Walk In Storage Cupboard:

From Reception Room 3:

Bedroom 1:

Bedroom 2:

Bedroom 3:

Bedroom 3 Dressing Room:





Rear courtyard:  
Consumer Notes:

Directions





## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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