Dean
ESTATE AGENTS



Market Place

Coleford, Gloucestershire, GL16 8AW

£199,950

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An exciting investment opportunity situated in the heart of Coleford town centre, comprising a ground-floor commercial premises with a spacious residential flat above.

The shop is currently vacant and ready for a new tenant, offering an excellent opportunity to generate commercial rental income. The residential flat is arranged over two floors and is being sold with a long-standing tenant in situ, who has occupied the property for approximately 16 years and currently pays around £500 per calendar month.

The accommodation within the flat comprises a generous living area, kitchen/dining room, two bedrooms and a bathroom.

Offering the potential for two separate income streams from both the commercial and residential accommodation, this is an appealing opportunity for investors looking to expand their portfolio in a convenient town-centre location.

Please refer to the virtual tour, floorplans and photographs for further details.









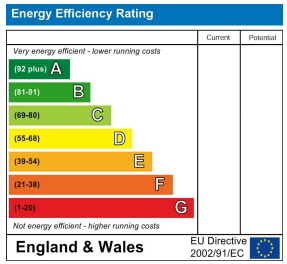
Area Map



Floor Plan



Energy Efficiency Graph



The Property Ombudsman

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