



Briarwood Chambers, 15 High Street, Cinderford, GL14

2SE

Guide Price £195,000

**TOOMBS
& TOOMBS**
PROPERTIES
experts in property since 1982



FREEHOLD

Guide Price £195,000

A PRIME LOCATION FOR THIS INVESTMENT BUILDING INCORPORATING A GROUND FLOOR OFFICE/POTENTIAL RETAIL UNIT WITH FIRST FLOOR TWO BEDROOM APARTMENT HAVING GAS CENTRAL HEATING. SITUATED IN THE HEART OF THIS THRIVING NORTHERN FOREST TOWN WITH PUBLIC CAR PARKING TO THE REAR

Property Description

The property is situated in Cinderford in the heart of the Forest of Dean. There are many scenic walks to enjoy. There is local shop very close by and Cinderford Town Centre is within walking distance. Cinderford has a cinema in the Town Centre as well as local amenities. There are road links to Ross on Wye 8.8 miles, Lydney 12.5 miles, Gloucester 15.5 miles.

A wider range of facilities are also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

GROUND FLOOR: Current office (see plan). WC, decked area and storage to the rear. Approximately 74m²/796ft².

FIRST FLOOR: Two Bedroom apartment with Lounge, Kitchen and Bathroom. Approximately 54m²/581ft².

EPC RATINGS: Shop - EPC 'C' Apartment - EPC 'E'

RENT: Ground floor - £7,500 per annum (£625 pcm). First floor - £5,400 per annum (£450 pcm).

LEGAL COSTS: each party will be responsible for their own legal costs incurred in the transaction.

AGENTS NOTE: the Directors of KJT Residential Lydney have a financial interest in this property.

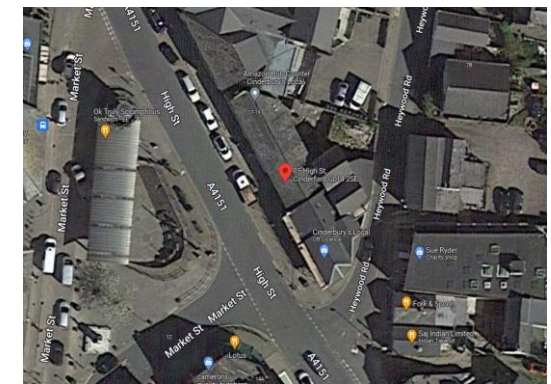
t: 01594 844444

e: hello@toombs.properties

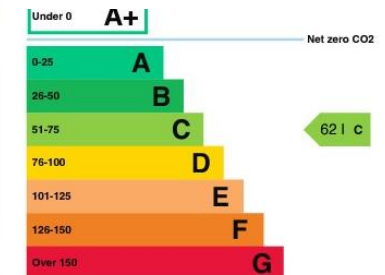
www.toombs.properties



Total area: approx. 129.4 sq. metres (1393.2 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	42 E	
21-38	F		
1-20	G		



Properties are given a rating from A+ (most efficient) to G (least efficient).
Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

Claremont House, High Street, Lydney
Gloucestershire GL15 5DX

t: 01594 844444
e: hello@toombs.properties

Residential, commercial & land sales



www.toombs.properties