



FREEHOLD

£550,000



SHOPS & FLATS, SCHOOL ROAD, RUARDEAN, GLOUCESTERSHIRE, GL17 9XQ

- PRIME INVESTMENT OPPORTUNITY
- TWO MAISONNETTES
- GARAGE BLOCK & STORE
- TWO SHOPS
- UNAPOPOSED VILLAGE LOCATION
- AMPLE PARKING

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KJT RESIDENTIAL ARE PLEASED TO OFFER FOR SALE, THIS PRIME RETAIL/STORAGE/RESIDENTIAL INVESTMENT OPPORTUNITY COMPRISING OF A SHOP UNIT, A TAKE-AWAY UNIT, TWO - TWO BEDROOMED MAISONETTES AND A LARGE GARAGE BLOCK WITH TWO DOUBLE AND TWO SINGLE GRAGES WITH STORAGE AREAS BENEATH (TOTALLING APPROXIMATELY 940 SQ. FT.). THE PROPERTY IS PARTIALLY OCCUPIED AT THE MOMENT BUT WE ESTIMATE COULD GENERATE AS MUCH AS £50,000 PER ANNUM FULL LET OR WOULD BE SUITABLE FOR OWNER/OCCUPIER. RUARDEAN IS A VERY POPULAR VILLAGE WITH A POPULATION OF CIRCA 1500 AND NO RETAIL OR HOSPITALITY UNIT CURRENTLY OPERATING.

Ruardean is a hillside village with outstanding views of the South Wales mountains. The Village is famous for not only 'The Bear' but also being the home of Horlicks Malted Drink famed throughout the World, it's Church with Saint George and the Dragon motif above the door. There is a primary school, and village hall with licensed bar. Within the catchment area for the renowned Dene Magna secondary school. Regular bus service to the Market Towns of Ross-on-Wye, Cinderford and the City of Gloucester which is approximately 14 miles away.

A wider range of facilities 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.

The property comprises;

Unit One (Currently operating as a charity shop.): Retail space - 567 sq. ft. Secondary space - 240 sq. ft. Storage - 300 sq. ft. Kitchen area and toilets

Unit Two (Former take-away): Serving area - 200 sq. ft. Kitchen/prep area - 160 sq. ft. Kitchen area - 104 sq. ft. Store 200 sq. ft. W.C.

Flat One (Right): Access via stairway from the car park.



Hall: Radiator, built-in cupboard.

Bedroom One: 16' 6" x 10' 6" (5.03m x 3.20m), Windows to front and side.

W.C.: Two piece suite.

Lounge: 15' 6" x 10' 3" (4.72m x 3.12m), Window to front, radiator.



Kitchen/Diner: 21' 6" x 11' 3" narrowing to 6' 6"(6.55m x 3.43m), Wall and base level units, sink unit, tiled splash-backs, windows to rear, LPG fed gas boiler for central heating and domestic hot water.

From the hall, stairs lead to second floor.

Bedroom Two: 13' 0" x 11' 3" (3.96m x 3.43m), Radiator, loft access, skylights.

Bathroom: Three piece suite, radiator.

Flat Two (Left): Access via stairway from the car park.

Hall: , Radiator, built-in cupboard.

Bedroom One: 16' 6" x 10' 6" (5.03m x 3.20m), Windows to front and side.

W.C.: Two piece suite.

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Outside: There are two double and two single garages with storage areas beneath garages (totalling approximately 940 sq. ft.), car parking for ten vehicles, forecourt to front and side of the retail property.



IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

01594 823033



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ABOUT
Property
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