



43-47 High Street
Cinderford GL14 2SL



STEVE GOOCH
ESTATE AGENTS | EST 1985

£10,000 Per Annum

£10,000 pa (Due to the current economic climate, the Landlord is willing to negotiate terms)

LEASEHOLD

Very well presented re-furnished
Commercial/Office/Multi Use accommodation available
TO LET with rear off road parking for up to 15 vehicles.

Cinderford is a Town on the Eastern Fringe of the Forest of Dean which offers a range of amenities to include Shops, Schools, Churches of various denominations, including the Palace Cinema. A regular Bus Service runs to Gloucester, Ross-on-Wye and surrounding areas.





COMMERCIAL OFFICE / BUSINESS PREMISES TO LET

1800 sq ft (548.64m sq ft)

NEWLY RENOVATED OPEN PLAN OFFICE/BUSINESS SPACE ON GROUND FLOOR LEVEL amounting to approximately 1,800 sq ft (GIA) providing a BRIGHT & SPACIOUS WORKING ENVIRONMENT, Fronting Cinderford High Street. Would suit coffee shop/cafe/restaurant, retail or offices.

DESCRIPTION

Located on the busy Cinderford High Street, these premises offer spacious ground floor accommodation. To the rear is a car park for up to 15 vehicles. The premises lend themselves to a multiple use, such as a business hub, retail units, hairdressers, hire shop,, Children's Nursery, restaurant, cafe or public house (Subject to Planning Permission). The possibilities are endless. The Landlord is open to suggestions,

GROUND FLOOR

The Ground floor is accessed via the main High Street in Cinderford and has a glazed window frontage. The entrance leads into a large area office or reception area. Off the main room there are two large areas to the left and right. To the rear there is a large kitchen and a male and female washroom.

SERVICES

All main services are understood to be available. All interested parties should make their own enquiries.

TENURE

Leasehold,,
FRI.
Terms to be negotiated with the Landlord

BUSINESS RATES

Interested parties should make their own enquiries with the Local Authority Forest of Dean District Council 01594 810000 to ascertain the exact rates payable.

VAT

VAT will be levied on the rent and we recommend any interested tenant establish the VAT implications before entering into any agreement.

PLANNING

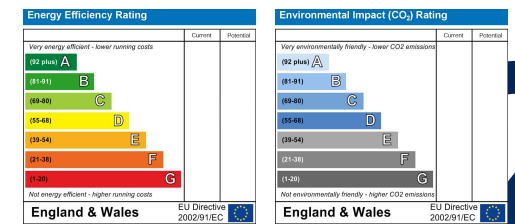
No enquiries have been made in respect of the present classification. Any interested parties are advised to enquire with the Forest of Dean District Council Planning Department to check the use required for their individual purpose.

RENT

The Rent is subject to negotiation and exclusive of VAT.

VIEWING

Strictly through Steve Gooch Estate Agent who will be delighted to escort interested applicants to view if required. Office Opening Hours 9.00am 6.00pm Monday to Friday, 9.00am 5.30pm Saturday.



MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.



The Cross, Mitcheldean, Gloucestershire. GL17 0BP | (01594) 542535 | mitcheldean@stevegooch.co.uk | www.stevegooch.co.uk

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