

TO LET

BUSINESS UNIT

1,097 SQ FT (101.95 SQ M)

**Kurt
Wyman**
Surveyors & Property Agents



Unit 16, Pyart Court, Coleford, Gloucestershire, GL16 8RG

Suitable For A Variety Of Uses | Excellent Location | Car Parking



LOCATION

Coleford is a popular market town situated on the western edge of the Forest of Dean in Gloucestershire.

Pyart Court is prominently located on Old Station Way in the heart of the town, within easy walking distance of the principal retail high street and local amenities. The property forms part of an established commercial courtyard development, comprising a mix of occupiers, and benefits from a public car park directly adjacent.

DESCRIPTION

A ground floor commercial unit that may be suitable for a variety of uses (subject to necessary consents).

The main features comprise:

- Glazed shop frontages with front and rear pedestrian access
- Open plan ground floor layout
- WC facilities
- Kitchenette
- Mezzanine (approx. 309 sq ft / 28.74 sq m)
- Self-contained / Exclusive use
- 1 car parking space, with additional spaces available by negotiation
- Incentives available

The property has a total floor area of 1,097 sqft (101.95 sq m) approximate and measured on a Net Internal (NIA) basis.



KEY INFORMATION

SERVICES

We understand all mains services are connected to the site.

NOTE : None of the services have been tested by Kurt Wyman Surveyors.

EPC

Unit 16 has an EPC rating of E-107.

RATING

The 1 April 2026 Rating List shows the property is described as "Shop and Premises" with a rateable value of £7,500.

LEASE TERMS

The property is available by way of a new Internal Repairing and Insuring lease for a negotiable term of years.

QUOTING PRICE

£13,250 per annum exclusive.

SERVICE CHARGE

A charge is levied to cover the upkeep and maintenance of the common parts of the development and maintenance of the common parts of the building. Further details to be supplied by the marketing agents.

LEGAL COSTS

Each party will be responsible for their own legal fees involved in the transaction.

VAT

VAT is not chargeable on the rent or the service charge.



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**ALL VIEWINGS BY PRIOR
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