

TO LET

BUSINESS UNIT

775 SQ FT (72 SQ M)

**Kurt
Wyman**
Surveyors & Property Agents



Unit 1 Foxglove Gardens, High Street, Coleford, GL16 8FH

Vibrant Market Town | High Quality Mixed Use Development | Excellent Location

DESCRIPTION

- Modern mixed use development comprising residential and commercial uses.
- High quality environment around a public square and gardens.
- Predominantly open plan with 2 meeting/treatment rooms.
- Aluminium glazed frontage.
- WC
- Seperate Kitchen
- Exclusive Access
- May suit a variety of uses (STP)

LOCATION

Coleford is a popular market town situated on the western edge of the Forest of Dean in Gloucestershire. The surrounding area is a popular tourist destination boasting many attractions including Puzzlewood and Clearwell Caves.

Foxglove Gardens are located directly off the High Street within the main retail area of the town. A large public car park is located on the opposite side of the High Street off Railway Drive.



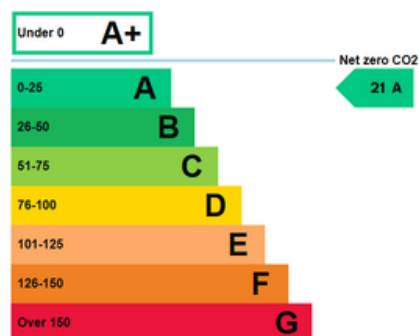
KEY INFORMATION

SERVICES

Mains electricity and water are connected to the property.

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

EPC



RATING

The property is valued as 'Shop and Premises' with a rating of £9,000 in the 2026 rating list.

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.

QUOTING TERMS

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

QUOTING RENTAL

£11,628 per annum exclusive.

LEGAL COSTS

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

VAT

VAT is chargeable on the Rental and Service Charge



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**ALL VIEWINGS BY PRIOR
APPOINTMENT WITH KURT
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