



At first glance

- Commercial
- flexible accommodation
- freehold
- prime investment
- residential potential
- Rear garden

In detail

A substantial two storey retail space with rear yard, situated in a prime and prominent position on Lydney's main commercial Street.

Comprising; shop/reception room, consultation room, external rear yard and at first floor kitchen, cloakroom and a office.

Located on Newerne St (Lydney's main commercial St) and offering great exposure for any prospective tenant. Lydney itself has widely available parking close by and a population of circa 10,000 people.

Tenure: Freehold





Floor area

Total floor area
92.5m2

Services

mains water, electricity and
THE SERVICES AND CENTRAL
HEATING SYSTEM, WHERE APPLICABLE, HAVE
NOT BEEN TESTED.

Viewings

Strictly by prior appointment only.

Rates

Contact FODDC

Planning

For planning advice, contact FODDC.

Money Laundering Regulations

To comply with MLR, all prospective purchasers will be asked to produce ID documentation at the time of making an offer. We kindly ask for your cooperation during this.

EditView



Town and Country



Commercial

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

