

TO LET

Prominent Retail Opportunity 954 - 2590 sq ft (88.66 - 241 sq m)



**Double Frontage onto Town's
Main Retail Area**

**Excellent Location at Entrance to
Town Centre**

New Lease Available

Unit 1a, Hylton Court, Newerne Street, Lydney, Gloucestershire

01452 380064

LOCATION

Unit's 1-2 Hylton Court are situated in a prominent position on the corner of Newerne Street and Hams Road in Lydney. Newerne Street is the main retail area within Lydney Town Centre. Other local occupiers include Martins Newsagents, Scotts Shoes, Co-op, Greggs Bakery, Lloyds Pharmacy and Bargain Booze.

Lydney is one of the main Market Towns in the area and lies on the banks of the River Severn on the Southern edge of the Forest of Dean. The A48 provides convenient road links to Gloucester and the Midlands to the North and Chepstow, Bristol to the South.

Travelling distances to local towns are:

Gloucester	19 miles
Chepstow	8 miles
Newport	24 miles
Bristol	25 miles (via Severn Crossing)
Monmouth	18 miles



DESCRIPTION

A modern purpose built ground floor retail unit of facing brickwork to the elevations under a pitched slate roof.

Internally the property comprises a single open plan retail area with W.C. and kitchen installed.

Large glazed shop front windows are installed to both elevations.

The property benefits from a double retail frontage facing onto both Newerne Street and Hams Road.

The property has a floor area of 954 - 2590 sq ft (88.66 - 241 sq m) measured on a NET internal floor area basis (NIA).

KEY INFORMATION

Services

Mains water, drainage and electricity are connected to the property.

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

EPC Rating

TBC

Business Rates

The property is described as 'shop and premises' with a rateable value of £26,250.

Quoting Terms

The property is available by way of a new full repairing and insuring lease for a negotiable term of years.

Consideration may be given to dividing the property.

Quoting Rental

On application to the marketing agents.

Legal Costs

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

VAT

VAT will be charged on the rent and service charge.

**All viewings by prior appointment with
Kurt Wyman Surveyors:**

Tel: 01452 380064

Email: info@kurtwymansurveyors.co.uk

Website: www.kurtwymansurveyors.co.uk



rightmove 

Disclaimer:

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