

TO LET

Business Unit, Lydney

1,909.5 sq ft (177.39 sq m)



Lighthouse Trade Park, Church Road, Lydney, Gloucestershire, GL15 5EN

- **Newly refurbished**
- **May be suitable for a variety of uses (STP)**
- **Established Commercial Location**
- **Car parking**
- **Convenient access to A48 & M48/M4/M5 motorways**

01452 380064

Location

Church Road is situated directly off the A48 (Lydney Bypass) approximately ½ a mile to the South of Lydney Town Centre.

The area is a well established commercial location and benefits from excellent road links. The A48 gives convenient access to the M48 Motorway at Chepstow (9 miles), providing access to South Wales to the West and London to the East. The A48 also provides more local access to the Forest of Dean area and Gloucester to the North.

Description

A detached property of natural stone to the elevations under a pitched and tilted roof.

New polyester powder coated aluminium double glazed windows have been installed to the elevation. Internally, the property comprises of a number of distinct/working areas.

Car parking is available adjacent to the property. The property may be suitable for a variety of commercial uses.

Planning

The property was originally used as a canteen however may be suitable for various uses. Interested parties are requested to make their own enquiries with the local Planning Authority.

Services

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

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

Service Charge

A charge is levied to contribute towards the upkeep of the common parts of the estate. Further information to be provided by the letting agent.

Rating

For business rating purposes the property is assessed at £4,700 per annum.

Quoting Terms

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

Quoting Rental

£20,000 per annum.

Legal Costs

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

VAT

All prices are quoted exclusive of VAT.

All viewings by prior appointment with:

Kurt Wyman Surveyors

01452 380064

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