

# FOR SALE

2 STOREY PART  
COMMERCIAL PART  
RESIDENTIAL

1,403 SQ FT (130.30 SQ M)

**Kurt  
Wyman**  
Surveyors & Property Agents



**35 High Street, Lydney, GL15 5DD**

**Excellent High Street Location | Popular Market Town | May Suit Variety of Uses (STP)**



## LOCATION

Lydney is a thriving and busy market town situated on the banks of the River Severn and within the Forest of Dean in Gloucestershire. The town has seen substantial development over recent years and benefits from excellent road links with the A48 providing convenient access to Chepstow and the M4 motorway to the South and Gloucester to the North.

## DESCRIPTION

An End of terrace 2 storey part commercial part residential conversion.

- May suit variety of uses (STP)
- Generous garden to the rear
- Prominent high street location
- Double Glazing

### Ground Floor

- Hot food consent
- Kitchen
- 2 Reception areas
- Office
- Utility area
- WC

### First Floor

- 5 Bedrooms (1 bedroom previously kitchen)
- Bathroom with 3 piece suite
- External staircase access
- Council Tax Band A

### FLOOR SCHEDULE

	Sq ft	Sq m
Ground Flr (commercial)	725	67.30
1st Flr (residential)	678	63.00
<b>TOTAL</b>	<b>1,403</b>	<b>130.30</b>

## KEY INFORMATION

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### SERVICES

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

Gas central heating.

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

### BUSINESS RATING

The April 2023 Rating List describes the ground floor property as Workshop & Premises with a rateable value of £5,300.

### EPC

The property has an EPC rating of C-61.

### QUOTING PRICE

£280,000

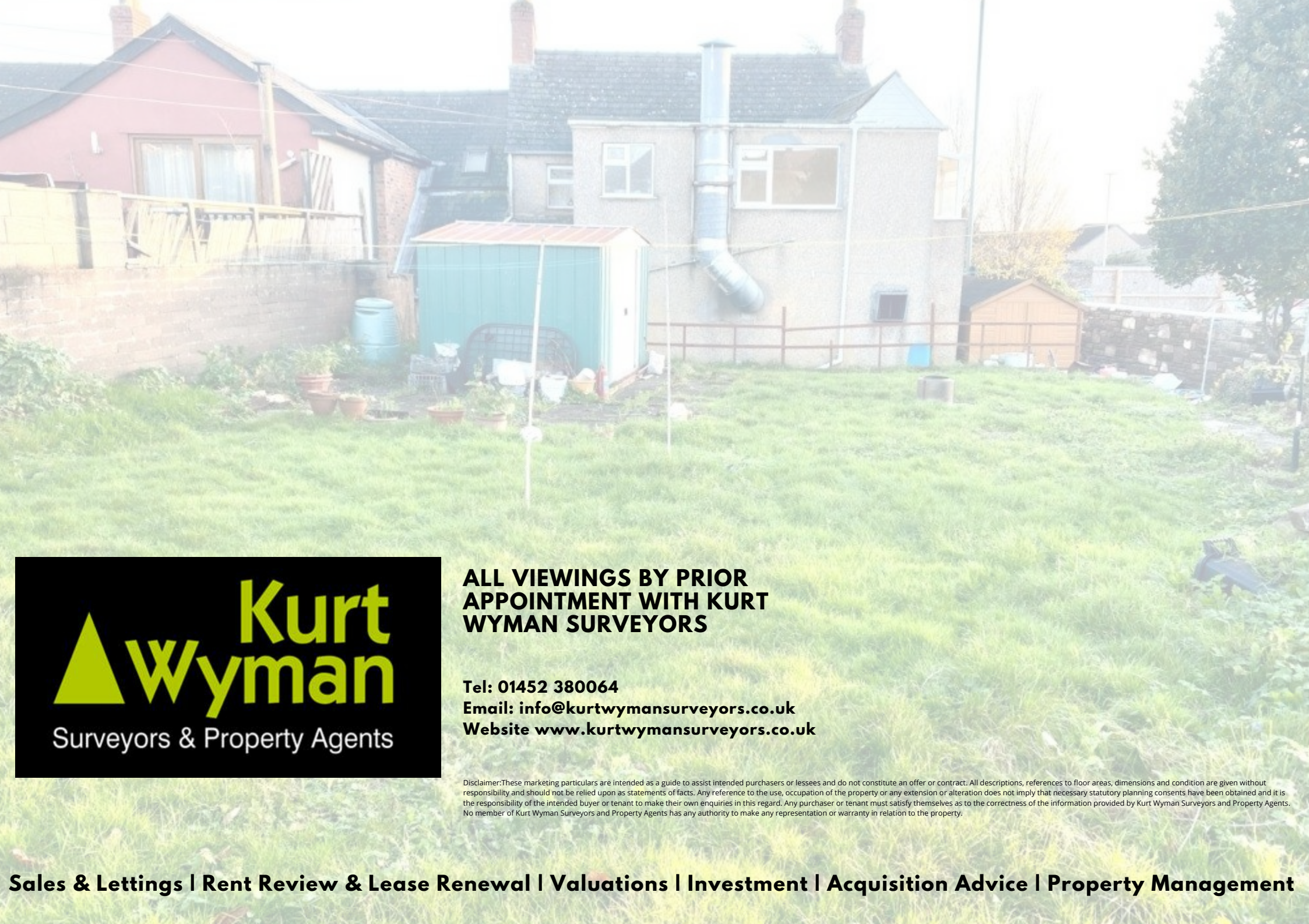
### LEGAL COSTS

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

### VAT

All prices are quoted exclusive of VAT.





  
Surveyors & Property Agents

**ALL VIEWINGS BY PRIOR  
APPOINTMENT WITH KURT  
WYMAN SURVEYORS**

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Disclaimer: These marketing particulars are intended as a guide to assist intended purchasers or lessees and do not constitute an offer or contract. All descriptions, references to floor areas, dimensions and condition are given without responsibility and should not be relied upon as statements of facts. Any reference to the use, occupation of the property or any extension or alteration does not imply that necessary statutory planning consents have been obtained and it is the responsibility of the intended buyer or tenant to make their own enquiries in this regard. Any purchaser or tenant must satisfy themselves as to the correctness of the information provided by Kurt Wyman Surveyors and Property Agents. No member of Kurt Wyman Surveyors and Property Agents has any authority to make any representation or warranty in relation to the property.

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