

TO LET

PROMINENT RETAIL UNIT

555 SQ FT (51.57 SQ M)

**Kurt
Wyman**

Surveyors & Property Agents



43A Newerne Street, Lydney, Gloucestershire GL15 5RA

Excellent Location Fronting Main Retail Area | New Lease Available | Close to Car Parking



LOCATION



DESCRIPTION

A mid terrace retail unit, suitable for a variety of use. The main features comprise :-

- Glazed shop front and entrance door
- Sales area
- Rear office
- WC
- The property has a floor area of 555 Sq ft (51.57 Sq m) measured on a Net Internal Area basis (NIA)

The property benefits from an excellent location fronting directly onto Newerne Street, the Town's main shopping street.

Newerne Street is the heart of the Town's retail area. The property benefits from an excellent location being slightly set back off the road with a paved area in front.

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.

Adjacent occupiers include COOP, Lidl, Greggs, and The Original Factory Shop.



KEY INFORMATION

SERVICES

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

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

EPC

An Energy Performance Certificate is being obtained.

BUSINESS RATING

Interested parties are requested to make their own enquiries with the local authorities in regards to Business Rates.

QUOTING TERMS

The property is available by way of a new Full Repairing & Insuring Lease.

QUOTING RENTAL

£8,500 per annum exclusive

LEGAL COSTS

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

VAT

All prices are quoted exclusive of VAT.



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**ALL VIEWINGS BY PRIOR
APPOINTMENT WITH KURT
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