

FOR SALE

COMMERCIAL INVESTMENT

2,399 SQ FT (222.88 SQ M)

**Kurt
Wyman**

Surveyors & Property Agents



19 Newerne Street, Lydney, Gloucester, GL15 5RA

Rare Freehold Investment Opportunity | Popular Retail and Commercial Area

DESCRIPTION

Three storey semi-detached property:

- Two leasehold ground floor retail units generating £14,000 per annum exclusive
- Four one bedrooms flats (all with Assured Shorthold Tenancies generating £21,500 per annum exclusive)
- Potential for additional rooftop apartment (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.

KEY INFORMATION

SCHEDULE OF FLOOR AREAS

FLOOR	Sq ft	Sq m
Retail (19A)	333	30.94
Retail (19)	538	49.98
1st Floor (2 flats)	764	70.98
2nd Floor 2 flats	764	70.98
Total	2,399	222.88

Measured approximate on a Net Internal Area basis (GIA).

GROUND FLOOR
1039 sq ft (94.6 sq m) approx



TOTAL FLOOR AREA: 1039 sq ft (94.6 sq m) approx
 Whilst every effort has been made to ensure the accuracy of the floor area information, we do not warrant, represent or guarantee the accuracy of the information provided. The user should verify the accuracy of the information provided by independent means.

GROUND FLOOR
764 sq ft (70.7 sq m) approx



Whilst every effort has been made to ensure the accuracy of the floor area information, we do not warrant, represent or guarantee the accuracy of the information provided. The user should verify the accuracy of the information provided by independent means.

GROUND FLOOR
764 sq ft (70.7 sq m) approx



Whilst every effort has been made to ensure the accuracy of the floor area information, we do not warrant, represent or guarantee the accuracy of the information provided. The user should verify the accuracy of the information provided by independent means.

GROUND FLOOR
764 sq ft (70.7 sq m) approx



GROUND FLOOR
764 sq ft (70.7 sq m) approx



Whilst every effort has been made to ensure the accuracy of the floor area information, we do not warrant, represent or guarantee the accuracy of the information provided. The user should verify the accuracy of the information provided by independent means.



Energy Performance Certificate

Flats:

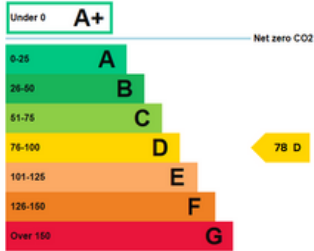


Retail

19

Energy rating and score

This property's current energy rating is D.



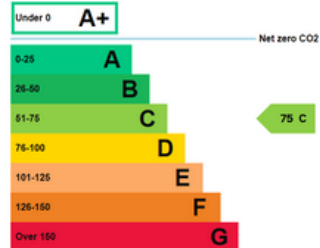
Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

19A

Energy rating and score

This property's current energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

KEY INFORMATION

SERVICES

Mains are understood to be available. All interested parties will make their own enquiries.

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

QUOTING PRICE

£450,000 for the freehold investment.

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**

Tel: 01452 380064

Email: info@kurtwymansurveyors.co.uk

Website www.kurtwymansurveyors.co.uk

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.

Sales & Lettings | Rent Review & Lease Renewal | Valuations | Investment | Acquisition Advice | Property Management