

FOR SALE

INDUSTRIAL/STORAGE

3,840 SQ FT (356.74 SQ M)

**Kurt
Wymman**
Surveyors & Property Agents



Unit 144J, Lydney Harbour Industrial Estate, Harbour Road, Lydney , GL15 4EJ

Popular Trading Estate | Close to A48



DESCRIPTION

An end terrace industrial unit of brickwork and profiled cladding to the elevations under a pitched, profiled and insulated roof with translucent rooflights.

The main features comprise:

- Roller Shutter loading door
- Pedestrian entrance door
- works office.
- WCs
- Staff canteen/restroom

The property has a floor area of approximately 3,840 Sq Ft measured on a Gross internal Area (GIA) basis.

LOCATION

Lydney Harbour Industrial Estate is situated off Harbour Road to the South of Lydney Town Centre. Harbour Road links directly to the A48, Lydney Bypass which provides direct access to Chepstow and the M4 Motorway to the West and Gloucester and Midlands to the North.

Lydney is a popular market town situated on the Southern edge of the Forest of Dean and on the banks of the River Severn.



KEY INFORMATION

SERVICES

Water, drainage and electricity is connected to the property.

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

RATING

The Rating list shows the property is assessed for rating purposes as follows :
Described as - Workshop and Premises
Rateable Value - £17,750

QUOTING PRICE

Offers over £170,000 for the remainder of the long leasehold interest to expire on 8th November 2981 (approx. 956 years remaining).

LEGAL COSTS

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

VAT

All prices are quoted exclusive of VAT

EPC

Unit 144J has an EPC of D91



UN ENTERPRISES

FOR SALE

07941110057

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CAFE ↑

**ALL VIEWINGS BY PRIOR
APPOINTMENT WITH KURT
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