

# FOR SALE

## MIXED COMMERCIAL/RESIDENTIAL INVESTMENT

**Kurt  
Wyman**  
Surveyors & Property Agents



**19 Newerne Street, Lydney, Gloucester, GL15 5RA**

**Freehold Investment | Popular Market Town | Income of £35,000 PA**



## DESCRIPTION

---

A Three storey property of facing brickwork to to the elevation under a flat roof.

The property comprises two retail units on the ground floor, 2 one bedroom flats at first floor level and 2 one bedroom flats on 2nd floor.

Unit 19 -

Lease Expiry 30.03.2028

Income £8,000 per annum rising to £8500 per annum April 2025.

Unit 19 A

Lease Expiry 01.12.2025

Income £ 7,000 per annum

Residential units are Fully Let on Assured Shorthold Tenancy agreements generating £20,000 per annum.



## 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

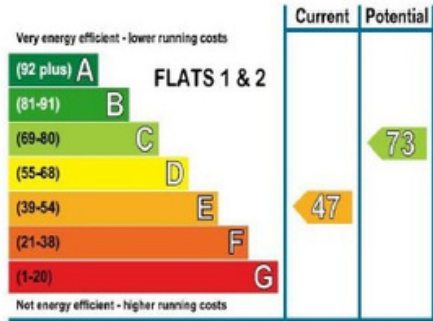
FLOOR	Sq ft	Sq m
Retail (19A)	333	30.94
Retail (19)	538	49.98
1st Floor (2 flats)	764	70.98
2nd Floor (2 flats)	764	70.98
<b>Total</b>	<b>2,399</b>	<b>222.88</b>

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



# Energy Performance Certificate

## Flats:

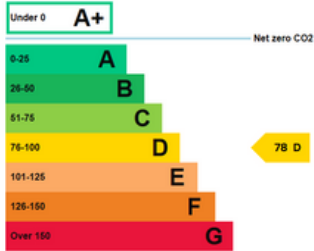


## Retail

19

### Energy rating and score

This property's current energy rating is D.



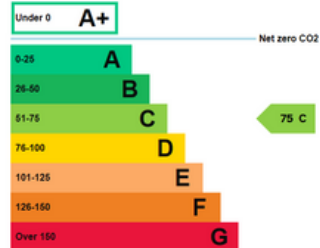
Properties get a rating from A+ (best) to G (worst) and a score.

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 services are understood to be available. Interested parties to make their own enquiries.

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

## QUOTING PRICE

£450,000 for the freehold subject to existing tenancy agreements.

## 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](mailto:info@kurtwymansurveyors.co.uk)**

**Website [www.kurtwymansurveyors.co.uk](http://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**