

FOR SALE

MIXED COMMERCIAL/RESIDENTIAL INVESTMENT

Kurt Wymman
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.

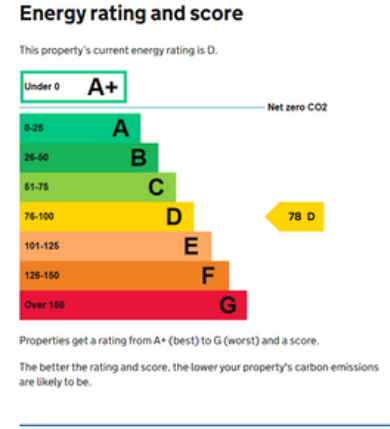
Energy Performance Certificate

Flats:

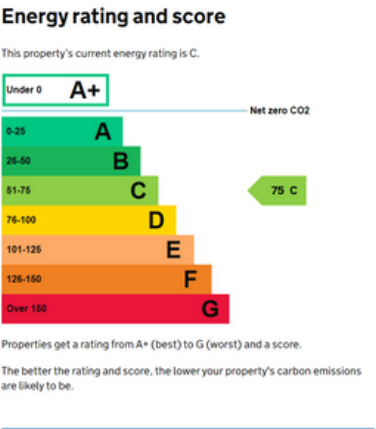


Retail

19



19A



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

Offers in excess of £360,000 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

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.

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