

Lydney, 33 Newerne Street, Gloucestershire, GL15 5RB

Retail Premises – For Sale or To Let



- Highly prominent site in the heart of Lydney
- Central location on the High Street
- Approx 1.5 acre site
- Approx 25,000 sq ft GIA foodstore with dedicated parking
- Potential for alternative uses, subject to planning

LOCATION

The property is located in Lydney at the northern end of Newerne Street, forming part of the main retail provision, approximately 20 miles south west of Gloucester. The site is situated 1 mile from the A48 which provides access to the M5 and M48 Motorways.

DESCRIPTION

The property comprises a purpose built foodstore arranged over ground floor only, with a dedicated car park of circa 60 spaces. The store sits on a circa 1.5 acre site, which has alternative use potential, subject to planning.

ACCOMMODATION

The areas provided by Co-Op are:

Ground Floor	2,388 sq m	25,168 sq ft
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SITE AREA

1.5 acres

TENURE

The property is held Freehold and can be made available as a Freehold purchase or by way of a new lease for a term of years to be agreed.

PRICE/RENT

On application

RATES

The information supplied by the Valuation Office Agency is as follows: -

Rateable Value	£287,500
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Interested parties should verify this information with the local rating authority.

PLANNING

The property benefits from A1/E class use

EPC

C52

VAT

The property is elected for VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs.

TIMING

The property is available immediately upon completion of legal formalities.

VIEWING

All viewings by prior appointment through this office. Contact Caren Ryan on 0121 643 9337.

CONTACT

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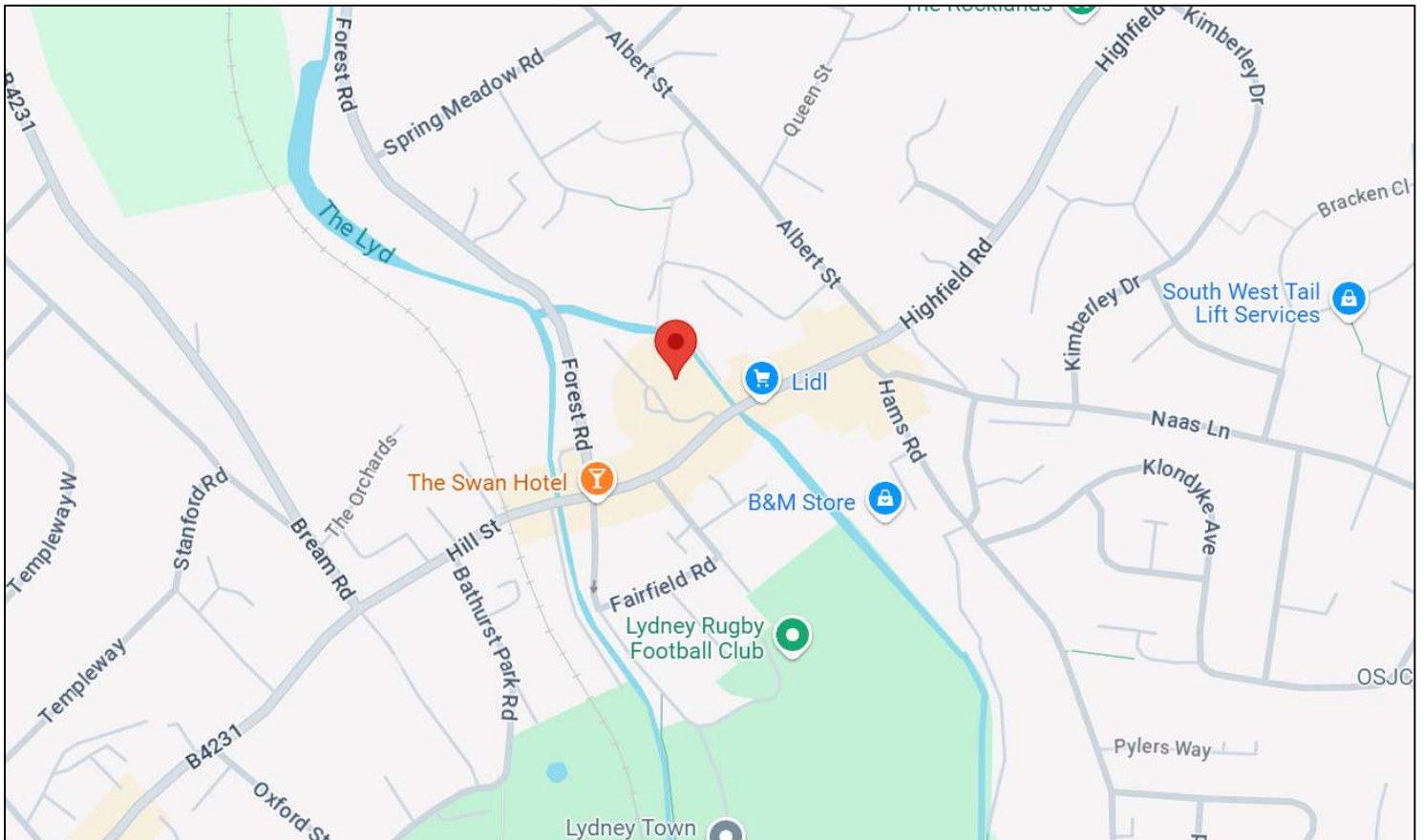
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