



41 High Street

Lydney, GL15 5DD

£365,000



DEAN ESTATE AGENTS offer for sale this unique commercial property comprising of ground floor retail shop space with a great window onto the High Street and located immediately opposite Tesco.

Please note: We are not selling the business, just the freehold premises.

The current owner runs and operates a successful fabric business from the ground floor showroom and uses the first floor as a work room creating many tailored curtain and fabric items for sale.

The unique aspect is in that the property also hosts a stone built detached bungalow style residential property to the rear aspect, ideal for letting or Air BNB (with the relevant permissions).

There are gardens to the rear along with access to the retail aspect of the property from both the High Street and side path.

Gas central heating is provided to the retail aspect with LPG gas heating to the bungalow. The current owners have invested a vast amount of time and money which recently included a new roof, double glazed windows and flooring.

Again, with the relevant permissions, there is potential to create a first floor apartment to create additional income.

A historic note – Herbert Howells, the famous composer was born within this building back in 1892.



### The accommodation comprises;

Entrance door into Ground Floor Shop Front with large window display, spacious and airy throughout, leading to an office room, downstairs kitchen, and W.C. New flooring, double glazed windows, power points, radiators, lighting.

### Office Room;

Window to rear aspect, power points, steps leading up to hallway and staircase to first floor shop floor.

### Hallway;

Velux window, leading to staircase, kitchen, and W.C.

### Kitchen;

A range of wall, base, and drawer units, one and a half bowl stainless steel sink with drainer, two windows to rear aspect, space for undercounter fridge/freezer, plumbing for washing machine, carpet flooring.

### WC;

W.C, wash hand basin and lighting.

### First Floor;

Shop floor with storeroom, several windows to front, side and rear aspects allowing plenty of light flow throughout, velux window, power points, lighting, carpet flooring.

### Storeroom;

Storage space, boiler, fire exit with steps leading down to rear garden.

### Bungalow;

The bungalow is approached via a separate side entrance through a short alley way.

Light and airy open plan kitchenette/dining room/lounge, bedroom, with a separate bathroom, patio doors leading out to the private enclosed gardens.

The kitchen area has a one and a half bowl stainless steel sink with drainer, power points, wall and base units, wood flooring, ceiling lights, tv points, UPVC double glazed windows and velux windows.

### Bathroom;

Shower cubicle with tiled splashbacks, W.C, wash hand basin, storage cupboard, vertical wall mounted radiator, frosted window, extractor fan, ceiling light.

### Door to rear aspect;

Private enclosed sunny gardens with outdoor seating area, lawns and shed.



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Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

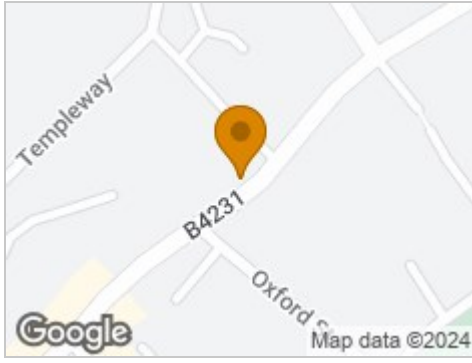
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PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

## Road Map



## Hybrid Map



## Terrain Map



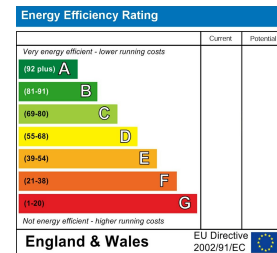
## Floor Plan



## Viewing

Please contact our Lydney Office on 01594 368202 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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