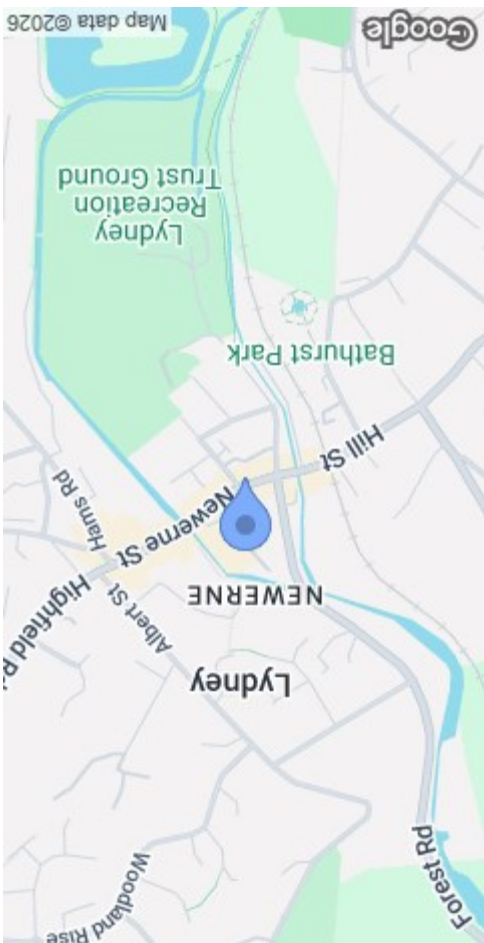




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G



14-14C Newerne Street
 Lydney GL15 5RF

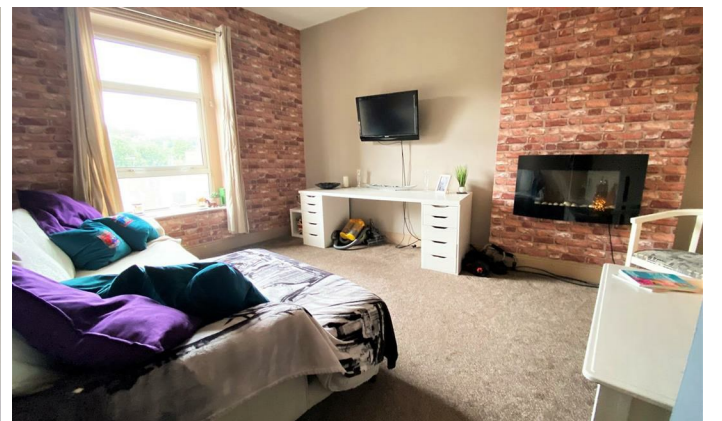
£399,950

UNIQUE AND VERSATILE INVESTMENT OPPORTUNITY, positioned in a PROMINENT HIGH STREET LOCATION, offering a WELL-ESTABLISHED RETAIL UNIT alongside THREE INCOME-GENERATING RESIDENTIAL UNITS.

Lydney, which has existed since Roman times, covers approximately eight square miles of Gloucestershire between the Forest of Dean and the River Severn. The town itself stands on the Gloucester to Chepstow main A48 road and extends south-east down to Lydney Harbour, crossing the Gloucester to Cardiff railway line.

Lydney is a busy industrial centre, with a wide range of business activities, made possible by its easy access to several radiating motorways and the Severn Bridge.

The town has a range of amenities to include shops, post office, banks, supermarkets, service station, health centre, local hospital and sport centre. Lydney is fortunate to have four schools within its bounds Dean Academy (comprehensive secondary school), Lydney C. Of E. Primary School, Primrose Hill County Primary School and Severnbanks Primary School.



ACCOMMODATION

A rare opportunity to acquire a fully let, mixed-use investment located on Lydney's main commercial street, offering immediate income with potential for long-term growth.

The ground floor comprises a self-contained retail unit extending to approximately 520 sq ft (48 m²), currently let and producing an annual income of circa £6,000. The shop occupies a prominent trading position, benefiting from good footfall and visibility within the town centre.

Above the shop are two well-presented flats, both recently renovated to a high specification throughout, providing modern and attractive accommodation. Flat 1 is currently let at £750 pcm, with Flat 2 achieving £720 pcm, both on Assured Shorthold Tenancies.

To the rear of the property is a separate one-bedroom cottage, also let on an AST at £780 pcm, offering further income and additional appeal to investors seeking a diversified residential element.

Externally, the property benefits from a rear courtyard/parking area, providing useful outside space and practical access for tenants.

In total, the property generates a gross annual income of approximately £33,000, representing a strong and stable return from a fully tenanted asset.

LYDNEY

Situated on Lydney High Street, the property enjoys a central position within this popular Forest of Dean town, benefiting from a wide range of amenities, shops, and transport links including a mainline train station with services to Bristol and Cardiff.

SERVICES

Mains gas, mains electric, mains water and drainage.

WATER RATES

TBC

FOREST OF DEAN DISTRICT COUNCIL

Council Tax Band: A (Forest of Dean District Council – applicable to residential units)

TENURE

Freehold

SERVICES

Mains water, mains drainage, mains electric, mains gas

WATER RATES

To be advised.

ENERGY RATING

EPC Ratings: 14a C, 14b C and 14c D

LOCAL AUTHORITY

Council Tax Band: A
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

VIEWINGS

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Coleford Town Centre proceed to the traffic lights and turn right signposted Lydney/Chepstow, continue up the hill passing the petrol station on the left hand side. Go straight over at the next set of traffic lights and continue passing the village of Sling. You then turn left signposted Bream and upon approaching the village of Bream proceed past the church and continue along until reaching Lydney. Once entering Lydney turn left at the T junction and proceed over the railing crossing and the property can be found on your right hand side on the High Street.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)