



Offered to the market for the first time with vacant possession; An opportunity to acquire a prime semi-detached, commercial premises located in a prominent position within Lydney Town. This substantial building has previously been utilised as office space but offers great scope for further development to include residential conversion (subject to obtaining the necessary planning consents).

The property's accommodation is set over two floors and can be accessed from the front and rear - (via the side). It offers a reception, range of offices, storage space, male and female w/c and kitchen area. The property benefits from widely available parking (Tesco's car park to front & Bream Rd Car park to the rear).

Lydney town offers a wide range of facilities including a variety of shops, banks, building societies, supermarkets and a locally treasured park, as well as a sports centre, golf course, hospital, doctor's surgeries, train station, primary and secondary schools. A wider range of facilities are also available throughout the Forest of Dean including outdoor pursuit activities. The Severn crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Tenure: Freehold

**Total floor area**

2681sqft

**Planning**

Contact FODDC for planning quires.

**Services**

mains electric, water and drainage believed to be connected. All interested parties will make their own enquires.

**Water Rates**

Severn Trent - To be advised.

**Viewings**

By prior appointment with Hills.

**Money Laundering Regulations**

To comply with MLR, all prospective purchasers will be asked to produce ID documentation at the time of making an offer. We kindly ask for your cooperation during this time.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Total area: approx. 249.1 sq. metres (2681.0 sq. feet)

