HILLS
PROPERTY CONSULTANTS

Unit 144g, Lydney Industrial Estate, Harbour Road, Lydney

OIRO £189,950

Industrial for sale | Leasehold

At first glance

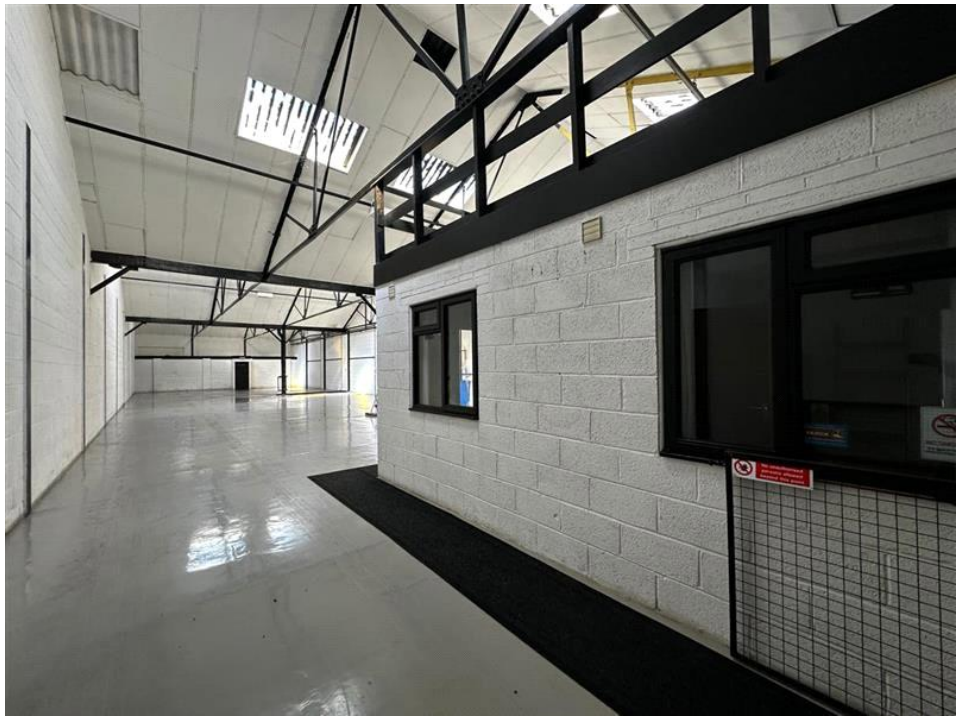
- Commercial
- flexible accommodation
- Leasehold
- Offers invited
- prime investment
- Prime location
- Rent generated
- Investment
- Tenant in situ

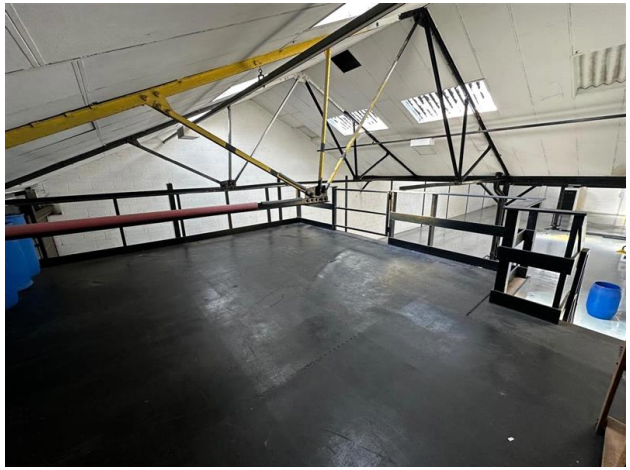
In detail

A mid terraced commercial industrial unit situated on harbourside Industrial Estate, Lydney with great access to national travel networks. Internally the accommodation comprises; Ground floor office with reception, production area, WC and a mezzanine space. The accommodation could be utilised by a wide variety of users.

The unit is currently let on a 5 year lease at £12,000 year 1, £12,500 in year 2 and £13,000 in years 3-5.

Tenure: Leasehold (959 years)
Service Charge: £3,215 per year





Floor area
Ground floor: 334m2/3593sqft
Mezzanine: 33m2/356sqft

Services
Mains services connected - all interested parties will make their own enquires.

Rates
FODDC - All interested parties will make their own enquires.

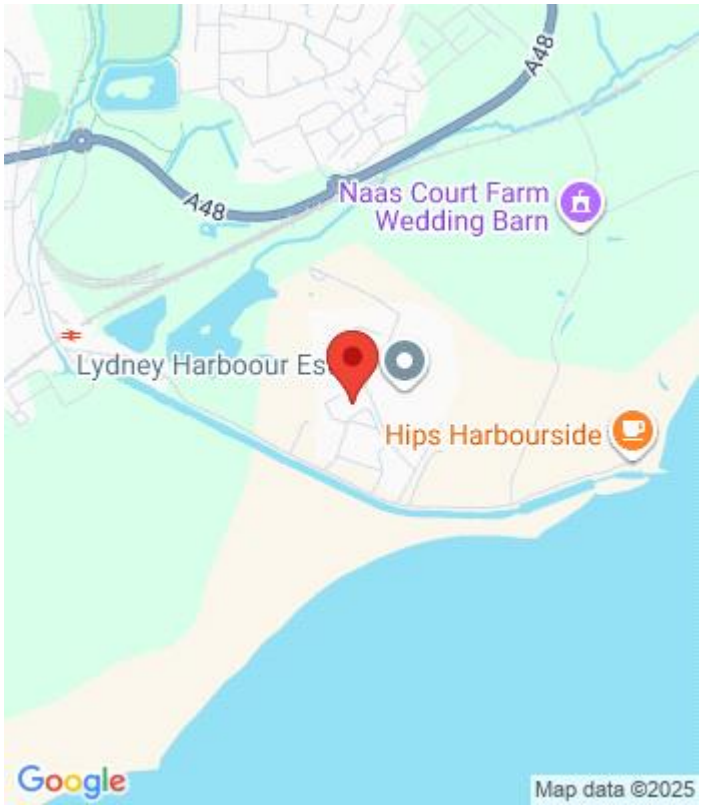
Viewings
Strictly by appointment with Hills

legal fees
All parties will bear their own legal costs.

Town and Country

Commercial

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.



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Viewing by appointment only
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