



## *At first glance*

- Large unit
- Offer invited
- Opposite New Hospital
- Prime commercial
- Prominent position
- Rarely available

## *In detail*

A versatile retail space with frontage on to Lydney's main commercial street and widely available parking available near by.

The unit is situated in the 'Archway' which comprises 5 separate units with shared kitchen and restroom area.

Located on Newerne St (Lydney's main commercial St) and offering great exposure for any prospective tenant. Lydney itself has widely available parking close by and a population of circa 10,000 people.





**Total floor area**

728sqft /67.6m2

**Services**

Mains services, all interested parties will make their own enquires.

**legal fees**

Tenant will contribute £200+vat towards the Landlords legal fees.

**Viewings**

Strictly via prior appointment with Hills.

**Rates**

Contact FODDC.

**RENT**

Quoted exclusive of VAT whether charged or not.

**Service Charge**

£456pa (2025)

**TENURE Offered Leasehold – FRI.**



*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 tenant.

