



## At first glance

- Available as a "going concern"
- Commercial & Residential
- Development potential
- freehold
- Investment
- Offers invited
- Off-street parking
- Prime location

## In detail

A great opportunity to acquire a mixed use investment opportunity comprising two retail units, office, five flats and car park, situated in a central position within Lydney's Town and generating a circa 8.75% yield with scope for increasing.

The property is currently producing circa £48,139pax in rental income and maintained throughout by the current owners. Benefiting for a sizable plot there is also scope to increase the size of the building and therefore the capacity of its income.

Positioned strategically on the north bank of the River Severn, Lydney is a thriving gateway town that blends industrial heritage with modern commercial potential. As the primary retail and service hub for the southern Forest of Dean, it offers a captive local audience and excellent regional connectivity.

The town sits on the A48, a primary trunk road that has been significantly improved to bypass the town centre, ensuring local commercial traffic remains fluid while maintaining rapid access to the national motorway network:

M4 Motorway (J21/J23): Approximately 15–20 minutes via the A48, opening up the M4 corridor to London and the South West.

M5 Motorway (J11/J11A): Approximately 25–30 minutes, providing a direct artery to the Midlands and the North.

Severn Bridges: Lydney is perfectly positioned for businesses serving both English and Welsh markets, with the Prince of Wales Bridge providing a fast route into North Bristol (approx. 30–35 mins) and the M48 offering quick access to Chepstow and Thornbury.

Tenure: Freehold

Sold as a going concern with tenants in situ.





### Floor area

Ground floor

Retail: 1260sqft

Office suite: 280sqft

Detached Cobblers Cabin: 200sqft

First floor:

Flat 1: (1 bedroom) 245sqft

Flat 2: (1 bedroom) 195sqft

Flat 5: (Bed sitting room) 280sqft

Second floor:

Flat 3: (1 bedroom) 510sqft

Flat 4: Two bedroom) 712sqft

### Please note

EPC Ratings:

Retail: B

Office suite: G

Detached Cobblers Cabin: C

Flat 1: C

Flat 2: D

Flat 3: C

Flat 4: C

Flat 5: E

### RENT

Current rent roll:

Flat 1 - £650.00 per calendar month

Flat 2 - £550.00 per calendar month

Flat 3 - £410.00 per calendar month (being negotiated to £600.00)

Flat 4 - £725.00 per calendar month

Flat 5 - £650.00 per calendar month

Flat 6 - No charge currently, as being used as a storage facility. Could be converted to retail.

Cobblers Cabin - £50.00 per calendar month

Newerne Street Retail Unit (all bills paid by tenant) - £916.66 per calendar month

A current total Gross rental income of £48,139

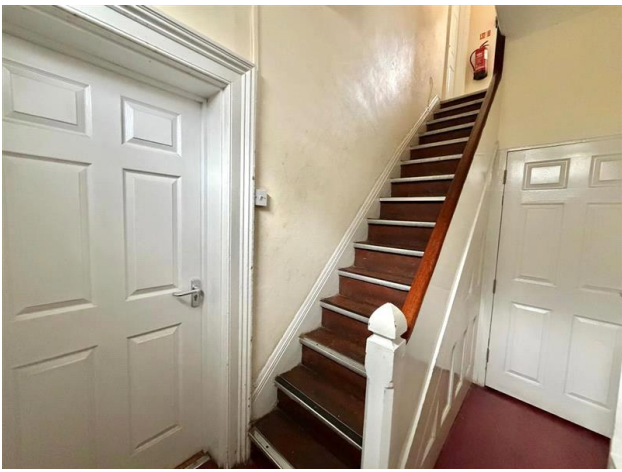
### Services

Mains services believed to be connected.

All interested parties will make their own enquiry's.

### Viewings

STRICTLY via prior appointment with Hills - Please give us as much notice as possible.





*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.

