



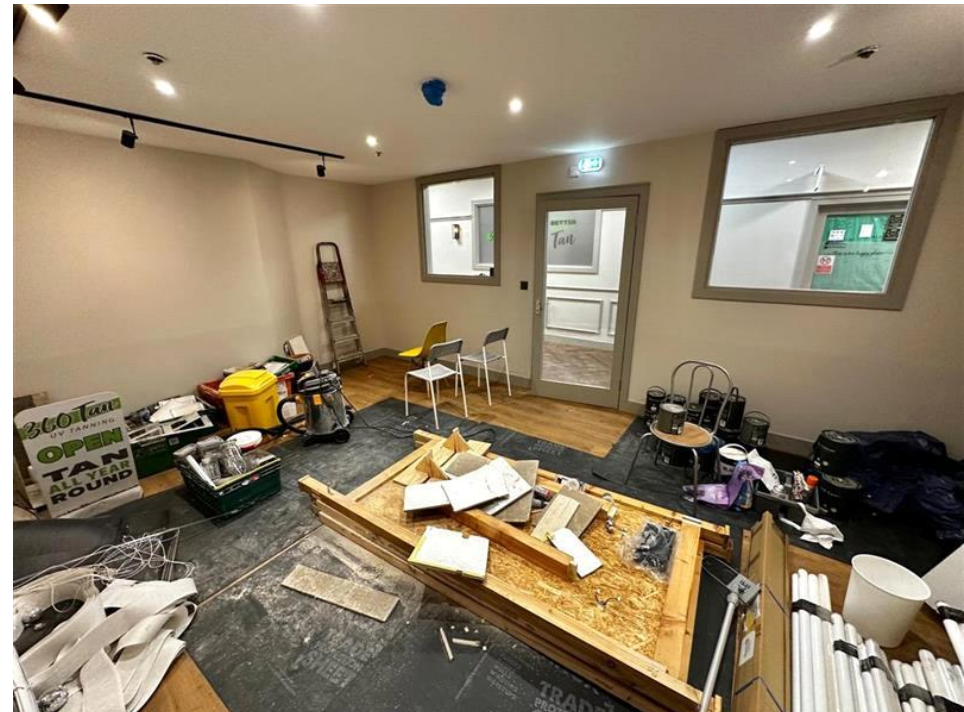
At first glance

- Flexible Floor area
- Offers invited
- Prime commercial
- Rarely available

In detail

A versatile retail space with widely available parking near by.
The unit is situated in the "Archway which comprises 6 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.



**Floor area**

260sqft/24m2

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.

