





FREEHOLD

Guide Price £450,000

THREE STOREY SEMI DETACHED BUILDING COMPRISING TWO GROUND FLOOR LEASEHOLD RETAIL UNITS & FOUR ONE BEDROOM FLATS (ALL WITH AST'S) FURTHER DEVELOPMENT POTENTIAL (ROOF TOP APARTMENT STPC & FRONTAGE)

Property Description

Lydney town offers a wide range of facilities including a variety of Shops, Banks, building societies and supermarkets, as well as a Sports Centre, Golf Course, Hospital, Doctors surgeries, Train Station, Primary and Secondary Schools.

A wider range of facilities are also available throughout the Forest of Dean including an abundance of woodland and river walks. 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.

DESCRIPTION: Three storey Semi Detached comprising Two leasehold retail units and Four One Bedroom Flats (all with AST'S). Further potential for a rooftop apartment subject to planning consent and potential for further improvement of the building to increase the rent roll (current gross return in the region of 8.5%)

SCHEDULE OF FLOOR AREA: all measurements are approximate:

Retail 1 – 31m²/333sft

Retail 2 - 50m²/538sft

1st Floor – 2 Flats - 71m²/764sft

2nd Floor – 2 Flats - 71m²/764sft

Total Net Internal - 223m²/2400sft

Gross External Floor Area - 253m²/2722sft

SHOP UNIT ONE - RECEPTION AREA: 33' 5" x 13' 8" (10.18m x 4.16m), glazed door and window to front, storage area, door to rear hallway with window and door to side, doors to Kitchen and Cloakroom with WC and wash hand basin.

KITCHEN: 12' 5" x 7' 5" (3.78m x 2.26m), built-in cupboards, sink unit.

SHOP UNIT TWO - RETAIL AREA: 33' 5" x 12' 3" (10.18m x 3.73m), window and door to front, window to side, door to rear, access to Cloakroom with WC and wash hand basin.

FLAT ONE - ENTRANCE HALL: fitted cupboard.

LOUNGE: 15' 3" x 8' 10" (4.64m x 2.69m), windows to front and rear, open plan to **KITCHEN: 7' 7" x 7' 1" (2.31m x 2.16m),** window to front, sink unit, cooker point.

BEDROOM: 11' 3" x 9' 0" (3.43m x 2.74m), window to front.

BATHROOM: three piece suite, window to side.

FLAT TWO - ENTRANCE HALL: built-in cupboard.

LOUNGE: 14' 11" x 13' 1" (4.54m x 3.98m), windows to front and rear, open plan to **KITCHEN: 9' 7" x 6' 7" (2.92m x 2.01m),** windows to side and rear, sink unit.

BEDROOM: 11' 1" x 9' 0" (3.38m x 2.74m), window to rear.

BATHROOM: three piece suite, window to side.

FLAT THREE - ENTRANCE HALL: built-in cupboard.

LOUNGE: 14' 11" x 13' 1" (4.54m x 3.98m), windows to front and rear, open plan to **KITCHEN: 9' 7" x 6' 7" (2.92m x 2.01m),** windows to side and rear, sink unit.

BEDROOM: 11' 1" x 9' 0" (3.38m x 2.74m), window to rear.

BATHROOM: three piece suite, window to side.

FLAT FOUR - ENTRANCE HALL: built-in cupboard.

LOUNGE: 15' 3" x 8' 10" (4.64m x 2.69m), windows to front and rear, open plan to **KITCHEN: 7' 7" x 7' 1" (2.31m x 2.16m),** window to front, sink unit, cooker point.

BEDROOM: 11' 3" x 9' 0" (3.43m x 2.74m), window to front.

BATHROOM: three piece suite, window to side.

SERVICES: Mains are understood to be available. All interested parties will make their own enquiries.

TENURE: Offered Freehold - Retail units 1 and 2 Leasehold.

RENT ROLL:

Retail - £14,000 pax

Residential - £21,500 pax

Total Rent Roll - £38,000 pax

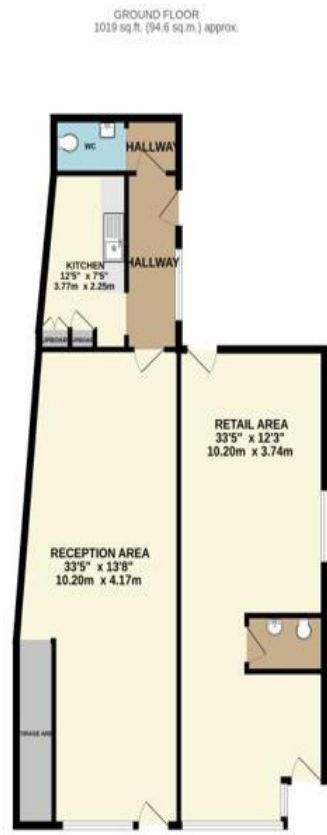
(Potential to increase Rent Roll subject to revised roof top flat - subject to consent or improvements to existing apartments)

AGENTS NOTE: Plans drawn for a proposed luxury roof top flat, consent not applied for or achieved - contact the agent for further details. The Partners of Toombs & Toombs Properties have a financial interest in this property.

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TOTAL FLOOR AREA: 1019 sq ft. (94.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the description contained in these particulars, there can be no absolute guarantee as to their accuracy or completeness. This plan is for illustrative purposes only and should be a preliminary indication. The services, systems and apparatus shown thereon are shown as in their operation or efficiency can be given. (Made with ePlans 10/2011)



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Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	FLATS 1 & 2 73 47
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	

Current	Potential
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These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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