



Situation

Occupying a prominent trading position in the heart of the town centre, amongst branches of **William Hill**, **Lloyds Bank**, **Lloyds Pharmacy** and a **Large Co-Operative Supermarket** as well as a variety of local traders and businesses.

Lydney is an attractive town located on the main A48 at the mouth of the River Severn some 19 miles north of Bristol, between Cheapstow and Gloucester and enjoys good road access to the M4 (Junction 23a) and M5 (Junction 15) via the M48.

Property

A mid terrace building comprising a **Ground Floor Shop** with internal access to **Ancillary Space** at first floor level. In addition, the property includes **2 rear parking spaces** accessed via a communal service area.

Accommodation

Ground Floor Shop

Gross Frontage 16'8"
Internal Width 16'0"
Shop & Built Depth 42'2"

First Floor Ancillary

Area Approx. 75 sq ft
2 WCs

VAT is NOT applicable to this Lot

Tenure

Leasehold for a term of 2,000 years from 24th June 1988 at a peppercorn.



Tenancy

The entire property is let on a full repairing and insuring lease to **Mr & Mrs M A Dando as a mobility retailer** for a term of 5 years from 23rd February 2018 at a current rent of **£6,750 per annum** exclusive rising to **£7,000 p.a. in 2020**.

Tenant's Break 2020

Note: There is a £1,687.50 Rent Deposit held.

£6,750 per annum

The Surveyors dealing with this property are
John Barnett and **Steven Grossman**

For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page

Vendor's Solicitors
DWFm Beckman
Tel: 020 7408 8888 Ref: D. Freedman
Email: david.freedman@dwfbeckman.com