

RETAIL OPPORTUNITY

67A Newerne St,
Lydney
GL15 5RA

TO LET

LOCATION

Lydney is a town and civil parish in Gloucestershire, England. It is on the west bank of the River Severn in the Forest of Dean District, and is 16 miles (25 km) southwest of Gloucester. The population was 10,043 at the 2021 census

The premises (former Woolworths) occupies a prime position in close proximity to the recently developed Lidl superstore. Other occupiers in the immediate vicinity include Morrisons Express, Greggs, Lloyds Bank, Co-op Travel and various local independent retailers.

ACCOMMODATION

The premises has been fully refurbished and provides the following areas and dimensions:-

Ground Floor Sales	422.6 sq m	4,549 sq ft
Ground Floor Offices	18.9 sq m	203 sq ft
First Floor Storage	284.2 sq m	3,059 sq ft
First Floor Staff etc	36.9 sq m	397 sq ft
Total:	762.6 sq m	8,208 sq ft

It benefits from vehicular rear access and parking to the rear with dedicated parking spaces and delivery area.

TENURE

The property is available To Let under terms of a new Full Repairing and Insuring lease for a term of years to be agreed at a rental of £45,000 per annum exclusive



EPC
EPC D (94)

BUSINESS RATES

Rateable Value £21,250
UBR (2026/2027) 0.382
Rates Payable £8,117.50 (Estimate)

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VIEWING & FURTHER INFORMATION

All viewings are strictly by prior appointment with Calan Retail:

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SUBJECT TO CONTRACT & VACANT POSSESSION

Internal



Rear

