



Offices in GL15

Hill Street, Lydney, Gloucestershire, GL15 5HE

£150,000 Starting Bid

Tenure

Freehold

Allocated parking

Property features

- ✓ DETACHED COMMERCIAL
- ✓ DEVELOPEMENT POTENTIAL WITH THE CORRECT PLANNING
- ✓ TWO PARKING SPACES
- ✓ READY TO VIEW NOW
- ✓ PRIME LOCATION

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

0191 737 1154
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For sale via auction - fees, terms and conditions apply.

A Rare Detached Commercial Property with Exceptional Development Potential

Situated in the very heart of Lydney Town Centre, this detached commercial property presents an exciting opportunity for investors, developers and business owners alike. Having operated as a successful beauty and nail salon for over 20 years, the property has an established commercial history and occupies a highly visible and convenient town centre location.

The current owners purchased the property with the intention of creating a mixed-use development, incorporating commercial premises alongside residential apartments (subject to obtaining the necessary planning permissions). Whilst circumstances have unfortunately changed, the opportunity remains for a new owner to realise the property's full potential.

Although the building now requires a comprehensive programme of renovation throughout, it benefits from a brand-new replacement roof, providing an excellent starting point for refurbishment or redevelopment.

Offering flexible accommodation over two floors, generous internal space and two allocated parking spaces, this detached building could be transformed into a variety of commercial or residential uses (subject to planning), making it an exciting investment with the potential to generate a significant future income.

Occupying a prominent position in the centre of Lydney, the property enjoys easy access to the town's wide range of amenities, including supermarkets, independent retailers, cafés, restaurants, banks and healthcare services. Lydney is a thriving market town on the edge of the Forest of Dean, attracting both residents and visitors throughout the year.

The town benefits from excellent transport links, including a mainline railway station with direct services to Gloucester, Cheltenham, Cardiff and beyond, together with convenient road connections to the A48, M48 and M4, making it well placed for commuting and business.

With increasing demand for both residential accommodation and commercial premises within the town, this property represents an exciting opportunity to restore and redevelop a substantial detached building in one of the Forest of Dean's most sought-after locations.

Please note we have not inspected this property.

Price: Starting Bid £150,000

Property Type: Offices

Business Type: Other/Unspecified

Parking: Allocated

Location

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Accommodation

Ground Floor Accommodation

Reception / Salon Area One 2.73m x 3.52m

Reception / Salon Area Two 2.68m x 3.54m

Reception / Salon Area Three 2.51m x 3.51m

Kitchen / Staff Room 2.36m x 3.51m

Dining / Staff Room / Open Workspace – 5.96m x 3.46m

Two Separate WC Facilities

Entrance Hall & Staircase

First Floor Accommodation

Room One 3.36m x 3.39m

Room Two 3.35m x 3.40m

Room Three 2.44m x 3.82m

Room Four 2.51m x 3.80m

Room Five 2.54m x 3.41m

Room Six 2.46m x 3.38m

Room Seven 1.90m x 3.38m

Landing & Storage Area

The current floor plan reflects the previous salon layout. Prospective purchasers may wish to reconfigure the accommodation to suit their own requirements, subject to any necessary consents.

Tenure

Freehold, title number GR181391.

EPC

Rating C, full report available on request.

Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.



Hill Street, Lydney, Gloucestershire, GL15 5HE

Contact your local branch today for more information on this property:

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commercial@pattinson.co.uk, www.pattinson.co.uk**

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