

**TO LET**  
RETAIL UNIT  
29.00 SQ M (312 SQ FT)



**DUE TO RELOCATION**

**3 WESLEY BUILDINGS  
NEWPORT ROAD  
CALDICOT, MONMOUTHSHIRE  
NP26 4LY**

**BLADEN COMMERCIAL PROPERTY CONSULTANTS**

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## LOCATION

Caldicot is a historic market town in South Wales strategically located just outside Chepstow providing easy access to the M4/M48. The unit occupies a prominent location on a busy pedestrian precinct with nearby retailers including Aldi, Dominoes, Betfred, One Stop, Card Factory, Lloyds TSB, Greggs and the Post Office within McColls.

## DESCRIPTION

- Located within the pedestrianised shopping centre.
- Rear loading area.
- Small kitchenette and toilet facilities.

## ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (Sixth Edition), comprising the following approximate areas:-

Description	sq m	sq ft
Net Internal Area	29.00	312

## TENURE

The property is available by way of an assignment of the existing lease. on full repairing and insuring terms.

## RENT

£7,500.00 per annum exclusive.

## BUSINESS RATES

The Valuation Office Agency website states the premises are currently entered into the rating list as follows:-

Description: Shop & Premises  
Rateable Value: £5,300

Interested parties are advised to make their own enquiries with Monmouthshire County Council to ascertain the exact rates payable. As the Rateable Value is below £6000 it is likely no business rates are payable by many occupiers.

## COSTS

Each party to bear their own legal costs incurred in the transaction.

## VAT

All prices are quoted exclusive of VAT whether or not chargeable. We do not believe VAT is chargeable on the rent but this will be confirmed.

## PLANNING

The premises has planning consent for A1 (Retail) use under the Town & Country Planning (Use Classes) Order 1987. It may be possible that A2 (Financial & Professional Services) consent may be possible subject to planning and landlord's consent.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC Rating of E-108. A copy of the EPC is available from the agents.

## LOCATION PLANS



## VIEWING & FURTHER INFORMATION

Through sole agents Bladen Commercial Property Consultants:-

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**SUBJECT TO CONTRACT  
November 2021**

