

FOR SALE
OFFICE PREMISES
187.30 SQ M (2016 SQ FT)



**TOWNGATE CHAMBERS
18A MOOR STREET
CHEPSTOW
MONMOUTHSHIRE NP16 5DB**

0 1 2 9 1 4 4 0 1 0 0

BLADEN

PROPERTY CONSULTANTS



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BLADEN COMMERCIAL PROPERTY CONSULTANTS
10 Beaufort Square, Chepstow, Monmouthshire, NP16 5EP

www.bladenproperty.co.uk

LOCATION

- The property is located in Chepstow, just off Moor Street in the centre of the town.
- The immediate vicinity comprises offices, veterinary practice and hotel with a mix of national and independent operators in the town centre including Costa Coffee, Coffee #1, Superdrug, Card Factory, British Heart Foundation, Greggs, Monmouthshire Building Society, WH Smith, Boots, HSBC, Lloyds and Barclays.

DESCRIPTION

- Prominent ground floor office building.
- Open plan with additional private offices.
- Town centre location.
- 4-5 on site car parking spaces.
- Public car parks nearby.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition), comprising the following approximate areas:-

Description	sq m	(sq ft)
Ground Floor		
Entrance Hall		
Reception		
Main Office		
Board Room		
Office 1		
Office 2		
Office 3		
WC		
WC		
Kitchenette		
Net Internal Area	187.30	(2016)
Gross Internal Area	222.06	(2390)

TENURE

The property is available on a freehold basis. The owner may consider letting the building subject to satisfactory references.

RENT

£250,000 for the freehold interest.

We are advised the property is not elected for VAT.

BUSINESS RATES

The rating list entry with effect from April 2017 is:-

Description:	Offices & Premises
Rateable Value:	£19,750
Amount Payable 21/22:	£9,677.50

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 are advised the property is not elected for VAT.

PLANNING

We have not made any enquiries with Monmouthshire County Council Planning Department with regards to the current planning consent, however, we have assumed that the property will be suitable for Class B1 (Office) use under the Town & Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries to ensure their proposed use would be permitted.

ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC has been commissioned and can be obtained from the agents on request.

LOCATION PLAN



VIEWING & FURTHER INFORMATION

Through sole agents Bladen Commercial Property Consultants:-

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SUBJECT TO CONTRACT
December 2021