

TO LET

PRIME RETAIL UNIT WITH A1 RETAIL USE
(Potential Restaurant/Café/Professional Services).

191.43 SQ M (2,060 SQ FT)



21 HIGH STREET
CHEPSTOW, MONMOUTHSHIRE
NP16 5LQ

BLADEN COMMERCIAL PROPERTY CONSULTANTS

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www.bladenproperty.co.uk

LOCATION

The property is located in Chepstow, on the High Street and opposite Beaufort Square, which forms part of the towns main retailing pitch. This is a busy vehicular route linking the A48 with Chepstow High Street (B4293). There is easy access to the M48 and M4 motorway network to the south and the Severn Bridge. The immediate vicinity comprises a mix of national and independent operators including Costa Coffee, Coffee #1, Superdrug, Greggs, Monmouthshire Building Society, WHSmith, Boots, HSBC and Lloyds Bank.

DESCRIPTION

- Prominent retail unit with sales area, large rear store, ancillary/storage on upper floors and parking.
- Suitable for retail use with potential for A2/A3 uses subject to planning consent.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) the property comprises the following (approx.) areas:-

Description	sq m	sq ft
Ground Floor		
Sales	72.69	783
ITZA		568
Rear Sales	22.46	242
Warehouse/Store	33.32	359
First Floor	35.41	381
Second Floor	27.55	297
Total Net Internal Area	191.43	2,060

TENURE

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

RENT

£20,000 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: £17,000

Interested parties are advised to make their own enquiries with Monmouthshire County Council to ascertain the exact rates payable.

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

We have not made enquiries with Monmouthshire County Council with regards to the current planning consent, however, we have assumed that the property has planning for A1 (Retail) 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)

The EPC for this property has been commissioned.

VIEWING & FURTHER INFORMATION

Through sole agents Bladen Commercial Property Consultants:-

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SUBJECT TO CONTRACT
January 2022