

**TO LET**

FIRST FLOOR OFFICES  
164.04 SQ M (1765 SQ FT)



FIRST FLOOR OFFICES  
2 BEAUFORT SQUARE  
CHEPSTOW  
MONMOUTHSHIRE NP16 5EP

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# BLADEN

PROPERTY CONSULTANTS



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

[www.bladenproperty.co.uk](http://www.bladenproperty.co.uk)

## LOCATION

- The property is located on Beaufort Square, Chepstow, in a prominent corner position. St Mary's Street and High Street which form the town's main retailing pitch are directly outside the building. The immediate vicinity comprises a mix of national and independent retailers and A2 users including including Parson's Bakery, Whetherspoons, Costa Coffee, Coffee #1, Superdrug, Card Factory, Greggs, Monmouthshire Building Society, WH Smith, Boots, HSBC and Lloyds.

## DESCRIPTION

- First floor office premises.
- Open plan.
- High ceilings
- Perimeter trunking.
- Meeting room and kitchen/staff room.
- Prominent corner location on Beaufort Square.
- Public car parks less than one minute walk away.

## 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
Total Net Internal Area	164.04	1765

## TENURE

The property is available by way of a new Full Repairing and Insuring Lease on terms to be agreed.

## RENT

£26,475.00 per annum exclusive (£15.00 psf)

We are advised the property is elected for VAT.

## BUSINESS RATES

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

Description:	Offices & Premises
Rateable Value:	£19,250.00
Amount Payable 2023/24:	£10,298.75

## 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 elected for VAT.

## PLANNING

We have not made any enquiries with Monmouthshire County Council Planning Department with regard 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:-

Julian Bladen  
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**SUBJECT TO CONTRACT**  
**February 2023**