

TO LET FIRST FLOOR OFFICES 164.04 SQ M (1765 SQ FT)



FIRST FLOOR OFFICES 2 BEAUFORT SQUARE CHEPSTOW MONMOUTHSHIRE NP16 5EP

01291440100

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

www.bladenproperty.co.uk



PROPERTY CONSULTANTS







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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: Rateable Value: Amount Payable 2023/24: Offices & Premises £19,250.00 £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 01291 440100 jb@bladenproperty.co.uk

SUBJECT TO CONTRACT February 2023

These particulars are issued on the understanding that all negotiations respecting any properties are undertaken through Bladen Commercial Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract; (ii) All descriptions, dimensions, photographs, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact and must satisfy themselves by inspection or otherwise as to their correctness; (iii) No person in the employment of Bladen Commercial Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor enter into any contract on behalf of the vendor or lessor; (iv) Unless otherwise stated all prices and returns are quoted exclusive of Value Added Tax (VAT). Any intending purchaser must satisfy themselves bidependently as to the incidence of VAT in respect of any transaction; (v) All plant, machinery, equipment, services, fixtures and fittings referred to in these particulars were present at the date of publication. They have not been tested and we give no warranty as to their condition or operation and (vi) No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties that have been sold or withdrawn.