

TO LET

SECONDARY RETAIL UNIT WITH A1 Retail Use
(Potential A2 Professional Services).

First Floor Office/Storage

69.77 SQ M (751 SQ FT)



UNIT 6 LIBRARY PLACE
MANOR PLACE
CHEPSTOW, MONMOUTHSHIRE
NP16 5HZ

BLADEN COMMERCIAL PROPERTY CONSULTANTS

Redland House, 157 Redland Road, Redland, Bristol BS6 6YE Tel: 0117 208 2006
10 Beaufort Square, Chepstow, Monmouthshire NP16 5EP Tel: 01291 440100

www.bladenproperty.co.uk

LOCATION

The property is located in Chepstow, near to the High Street, 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 Coventry Building Society, Coffee #1, Superdrug, Greggs, Monmouthshire Building Society, WHSmith, Boots, and Lloyds Bank.

DESCRIPTION

- Prominent retail unit with sales area, ancillary office/storage on upper floor.
- Suitable for retail use with potential for A2 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	36.51	393
First Floor	33.26	358
Total Net Internal Area	69.77	751

TENURE

The property is available Leasehold for a term of years to be agreed.

ANNUAL RENT

£10,000 per annum (Ten thousand pounds).

BUSINESS RATES

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

Description: Shop & Premises
Rateable Value: £8,900

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 purchase price, 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 property has been assessed and has energy rating C.

VIEWING & FURTHER INFORMATION

Through sole agents Bladen Commercial Property Consultants:-

Julian Bladen

01291 440100

jb@bladenproperty.co.uk

SUBJECT TO CONTRACT

June 2023



These particulars are issued on the understanding that all negotiations respecting any properties are undertaken through Bladen Property Consultants. Bladen 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 representations of fact and must satisfy themselves by inspection or otherwise as to their correctness; (iii) No person in the employment of Bladen 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 rents are quoted exclusive of Value Added Tax (VAT). Any intending purchaser must satisfy themselves independently 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.