

TO LET

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

First Floor Office/Storage

65.68 SQ M (707 SQ FT)



UNIT 7 LIBRARY PLACE
MANOR PLACE
CHEPSTOW, MONMOUTHSHIRE
NP16 5HZ

BLADEN COMMERCIAL PROPERTY CONSULTANTS

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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 use 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	33.26	358
First Floor	32.42	349
Total Net Internal Area	65.68	707

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: £7,700

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:-

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SUBJECT TO CONTRACT
June 2023

