

TO LET

RETAIL PREMISES
237.04 SQ M (2,552 SQ FT)



GROUND & FIRST FLOORS,
UNIT 3A, B & C CONRAD HOUSE,
BEAUFORT SQUARE, CHEPSTOW,
MONMOUTHSHIRE NP16 5EP

BLADEN COMMERCIAL PROPERTY CONSULTANTS

Redland House, 157 Redland Road, Redland, Bristol BS6 6YE Tel: 0117 287 2006
10 Beaufort Square, Chepstow, Monmouthshire NP16 5EP Tel: 01291 440100

www.bladenproperty.co.uk

LOCATION

The property is located in Chepstow, on the edge of Beaufort Square which forms part of the town's 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, WH Smith, Boots, and Lloyds Bank.

DESCRIPTION

- Prominent ground floor retail premises with substantial first floor accommodation.
- Open plan sales area.
- Prominent visual 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) the property comprises the following (approx.) areas:-

Description	sq m	sq ft
Ground Floor	78.85	849
First Floor	158.19	1703
Total Area	237.04	2552

TENURE

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

RENT

£20,000 (twenty thousand pounds) per annum.

BUSINESS RATES

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

Description: Shop & Premises
Rateable Value: £21,500

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 EPC for this property has been commissioned.

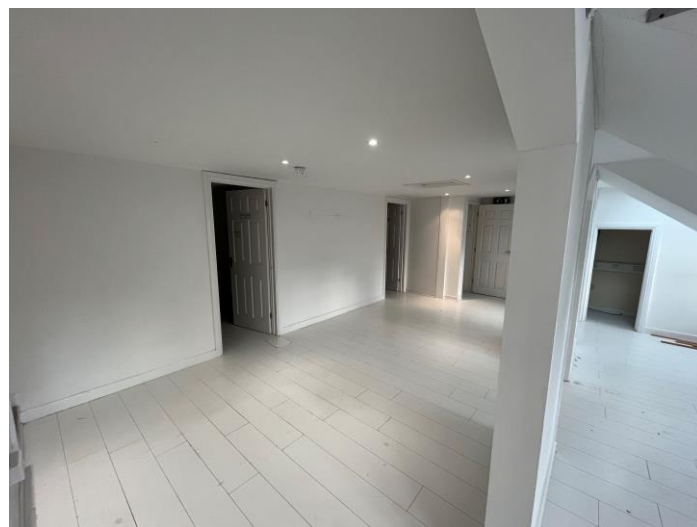
VIEWING & FURTHER INFORMATION

Through sole agents Bladen Commercial Property Consultants:-

Julian Bladen
01291 440100

info@bladenproperty.co.uk

SUBJECT TO CONTRACT
October 2023



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