

TO LET

3B St Mary's Street
Chepstow
Monmouthshire
NP16 5EU

**GROUND FLOOR SHOP
TRADING AS A HAIR SALON
57.88sq m (623 sq ft)**



LOCATION

The property is located in St Mary's Arcade, Chepstow, which links the high street to Nelson Street car park. St Mary's Street and the High Street (B4293) form part of the towns main retailing pitch. The high street is also a busy vehicular route which links to, and runs parallel with, Mount Pleasant (A48), which is Chepstow's main arterial route, linking with the M48 to the south. The immediate vicinity comprises a mix of national and independent operators including Wetherspoons, Peacocks, Boots, Superdrug, Greggs, Coffee #1, Lloyds Bank and Monmouthshire Building Society.

DESCRIPTION

- Ground floor sales area fronting St Mary's Arcade.
- Open plan sales area.
- Newly refurbished hair salon.
- Public car parks less than a 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
Sales Area	57.88	623
Total Net Internal Area	57.88	623

TENURE

The Property is available by way of a new fully repairing and insuring lease.

RENT

£800 per calendar month exclusive.

BUSINESS RATES

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

Description:	Hairdressing Salon and Premises
Rateable Value:	£6,500

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 this transaction.

VAT

All prices are quoted exclusive of VAT whether or not chargeable. We do not believe VAT is chargeable on the rent but this will be confirmed.

PLANNING

We have not made any enquiries with Monmouthshire County Council with regards to the current planning consent, however, we have assumed that the property has planning for A1 retail use under the Town & Country Planning (Use Classes) Order 1987 (Amended Sept 2020). Interested parties are advised to make their own enquiries to ensure their proposed use would be permitted.

ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC for the property has been commissioned.

VIEWING & FURTHER INFORMATION

Through sole agents Bladen Commercial Property Consultants:-

Julian Bladen (MRICS) SUBJECT TO CONTRACT
01291 440100 January 2023
jb@bladenproperty.co.uk



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