

TO LET

27 High Street

Chepstow

Monmouthshire

NP16 5LJ

**GROUND FLOOR SHOP AND ANCILLARY
OFFICES**

RECENTLY REFURBISHED

106.18 sq m (1143 sq ft)



LOCATION

The property is located on Chepstow High Street, which forms part of the town's main retailing pitch. The High Street (B4293) 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 Peacocks, Greggs, Lloyds Bank and Monmouthshire Building Society.

DESCRIPTION

- Newly refurbished.
- Ground floor sales area fronting high street and bank street.
- Additional office spaces on upper floors.



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
<u>Ground Floor</u>		
Sales Area	48.79	525
<u>First Floor</u>		
Front Office	17.79	191
Rear Office	13.17	142
WC	-	-
<u>Second Floor</u>		
Front Office	17.65	190
Rear Office	8.78	95
Kitchenette/WC	-	-
<u>Total Net Internal Area</u>	106.18	1143

TENURE

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

RENT

£30,000 per annum exclusive.

BUSINESS RATES

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

Description: Office & Premises
Rateable Value: £10,570

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 sale price but this will be confirmed.

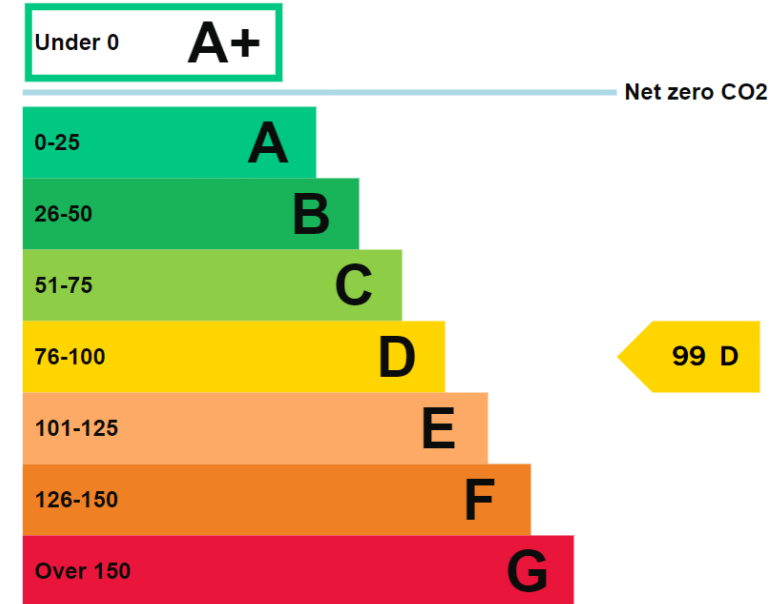
PLANNING

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 and A2 financial and professional services 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)

The property has an EPC rating of D.



VIEWING & FURTHER INFORMATION

Through sole agents Bladen Commercial Property Consultants:-

Julian Bladen (MRICS)
0117 287 2006
jbb@bladenproperty.co.uk

SUBJECT TO CONTRACT
October 2023



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