

FOR SALE

Chatterbox Coffeeshop
4A Bridge Court
Chepstow
Monmouthshire
NP16 5JW

LEASEHOLD CAFÉ BUSINESS

FOR SALE

100.09 sq m (1077 sq ft)



LOCATION

The property is located on Bulwark Road in Bulwark, which forms part of the areas main retailing pitch. This is a busy vehicular route linking the original Severn Bridge to the A48 in Chepstow town centre, with easy access to the M48 motorway.

The immediate vicinity comprises a mix of national and independent operators including Lidl, Dominos Pizza, Bargain Booze and various takeaway establishments.

DESCRIPTION

- Fully fitted and trading leasehold café.
- Available as a going concern.
- Busy day time trade with potential for longer opening hours.
- Excellent online reviews.
- Close proximity to public car parks.
- A copy of the business accounts are available to registered interested parties.

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	88.60	953
Customer WC's	-	-
Staff WC	-	-
Kitchenette	-	-
Total Gross Internal Area	100.09	1077

BUSINESS SALE

Established and busy coffee shop business in the established Bulwark are of Chepstow. The business is available with an asking price of £50,000 for the business, fixtures & fittings and goodwill.

RENT

Passing rent £11,000 per annum exclusive.

BUSINESS RATES

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

Description: Shop and Premises
Rateable Value: £10,250

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 A3 (sale of hot food and drink) 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)
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SUBJECT TO CONTRACT
May 2024



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