

TO LET

PRIME GROUND FLOOR RETAIL UNIT
REAR ACCESS AND PARKING
A1 USE (POTENTIAL A3 SUBJECT TO PLANNING)



663.53 SQ M (7142 SQ FT)

18 HIGH STREET
CHEPSTOW, MONMOUTHSHIRE
NP16 5LQ

BLADEN COMMERCIAL PROPERTY CONSULTANTS

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www.bladenproperty.co.uk

LOCATION

The property is located in Chepstow, on 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 Costa Coffee, Coffee #1, Superdrug, Greggs, Monmouthshire Building Society, WHSmith, Boots and Lloyds Bank.

DESCRIPTION

- Prominent retail unit comprising 663.53 sq m (7142 sq ft).
- Ground floor only.
- Suitable for retail (A1) use.
- Potential for (A3) 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		
Sales Area	663.53	7142
Lower Ground Floor		
Plant Room	-	-
Loading Bay	-	-
Total Net Internal Area	663.53	7142

TENURE

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

The vendor will consider selling the freehold with the first floor.

RENT

£45,000 per annum exclusive.

BUSINESS RATES

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

Description: Showroom and Premises
Rateable Value: £51,500

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 believe VAT is chargeable on the rent, 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 an EPC rating of 68 C.

VIEWING & FURTHER INFORMATION

Through sole agents Bladen Commercial Property Consultants:-

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SUBJECT TO CONTRACT
June 2024

