

TO LET

RETAIL UNIT /Potential A3 Consent
231.00 SQ M (2,497 SQ FT)



12 WESLEY BUILDINGS
NEWPORT ROAD
CALDICOT, MONMOUTHSHIRE
NP26 4LY

BLADEN COMMERCIAL PROPERTY CONSULTANTS

10 Beaufort Square, Chepstow, Monmouthshire, NP16 5EP
01291 440100 | jb@bladenproperty.co.uk

LOCATION

Caldicot is a historic market town in South Wales strategically located just outside Chepstow providing easy access to the M4/M48. The unit occupies a prominent location on a busy pedestrian precinct with nearby retailers including Aldi, Dominoes, Betfred, One Stop, Card Factory, and Greggs.

DESCRIPTION

- Located within the pedestrianised shopping centre.
- Rear loading area.
- Ready for tenant fit out.

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (Sixth Edition), comprising the following approximate areas:-

Description	sq m	sq ft
Net Internal Area	231.00	2,497

TENURE

The property is available by way of a new lease on full repairing and insuring terms by way of a service charge.

RENT

£30,000.00 per annum exclusive.

BUSINESS RATES

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

Description: Shop & Premises
Rateable Value: £21,250

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 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

The premises has planning consent for A1 (Retail) use under the Town & Country Planning (Use Classes) Order 1987. It may be possible that A2 (Financial & Professional Services) and A3 (Sale of Hot Food and Drink) consent will be permitted.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC Rating of D. A copy of the EPC is available from the agents.

LOCATION PLANS



VIEWING & FURTHER INFORMATION

Through sole agents Bladen Commercial Property Consultants:-

Julian Bladen BSc (Hons) MRICS
01291 440100
jb@bladenproperty.co.uk

SUBJECT TO CONTRACT
January 2023

