

TO LET

RETAIL UNIT WITH A1/A2 USE
(RETAIL OR FINANCIAL AND PROFESSIONAL SERVICES).

Potential for Conversion to A3 Use.

100.09 SQ M (1077 SQ FT)



53A BULWARK ROAD
BULWARK
CHEPSTOW
MONMOUTHSHIRE
NP16 5JW

BLADEN COMMERCIAL PROPERTY CONSULTANTS

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www.bladenproperty.co.uk

LOCATION

The property is located on Bulwark Road, in Bulwark, which forms part of the area's main retailing pitch. This is a busy vehicular route linking to the A48. There is easy access to the M48 motorway and the Severn Bridge. The immediate vicinity comprises a mix of national and independent operators including Lidl, Domino's Pizza, Bargain Booze and various takeaway establishments.

DESCRIPTION

- Mid terrace lock up retail premises.
- Potential for conversion to A3 use (Sale of food and drink).
- Suitable for retail and financial/professional services use (A1/A2).

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 | 100.09 | 1077 |
| Staff Kitchenette and WC | - | - |
| WC's | - | - |
| Total Area | 100.09 | 1077 |

TENURE

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

RENT

£12,000 (twelve thousand pounds).

BUSINESS RATES

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

Description: Shop & Premises
Rateable Value: £8,300

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 purchase price, 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) and A2 (Financial and Professional services) 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 C.

VIEWING & FURTHER INFORMATION

Through sole agents Bladen Commercial Property Consultants:-

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SUBJECT TO CONTRACT
October 2023

