

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

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:-

Julian Bladen 01291 440100 jb@bladenproperty.co.uk SUBJECT TO CONTRACT October 2023





These particulars are issued on the understanding that all negotiations respecting any properties are undertaken through Bladen Property Consultants. Bladen Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of any intending purchasers or lessees should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to their correctness; (iii) No person in the employment of Bladen Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor enter into any contract on behalf of the vendor or lessor; (iv) Unless otherwise stated all prices and reints are quoted exclusive of Value Added Tax (VAT). Any intending purchaser must satisfy themselves independently as to the incidence of VAT in respect of any transaction; (v) All plant, machinery, equipment, services, fatures and fittings referred to in these particulars or lessees in inspecting and we give no warranty as to their condition or operation and (vi) No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting roperties that have been sold or withdrawn.