

TO LET

PRIME RETAIL UNIT WITH FIRST FLOOR FLAT
REAR ACCESS AND PARKING
SUITABLE FOR A1/A2 USE



109.49 SQ M (1,179 SQ FT)

6 HIGH STREET
CHEPSTOW, MONMOUTHSHIRE
NP16 5LH

BLADEN COMMERCIAL PROPERTY CONSULTANTS

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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 with sales area, three offices/stores, and two parking spaces.
- Includes first floor flat (currently let).
- Suitable for retail (A1) and financial/professional services (A2) use.

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	46.21	497
Rear Sales Area	24.88	268
Meeting Room	16.78	181
Office/Room	6.64	71
Rear Office/Room	7.50	81
Kitchenette	7.48	81
WC's	-	-
Total Net Internal Area (Excluding flat above)	109.49	1179

TENURE

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

RENT

£25,000 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: £14,500

Flat: Council Tax Band B

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 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 D.

VIEWING & FURTHER INFORMATION

Through sole agents Bladen Commercial Property Consultants:-

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SUBJECT TO CONTRACT
October 2023

