

**TO LET**  
**RETAIL UNIT**  
**793.39 SQ M (8,540 SQ FT)**



**43 NEWPORT ROAD**  
**CALDICOT**  
**MONMOUTHSHIRE NP26 4BG**

**Bladen Commercial Property Consultants**

10 Beaufort Square, Chepstow, Monmouthshire, NP16 5EP  
01291 440100 | [jb@bladenproperty.co.uk](mailto:jb@bladenproperty.co.uk)

## LOCATION

The property is located on Newport Road, Caldicot, within the town's pedestrianised retailing pitch. There is easy access to the M48 and M4 motorway network and the Severn Bridges. The immediate vicinity comprises a mix of national and independent operators including Waitrose, McColls, Dominoes, Bargain Booze, Card Factory, One Stop, Bet Fred, Greggs, Monmouthshire Building Society, Lloyds Bank and St David's Foundation.

## DESCRIPTION

- Large town centre retail premises on ground floor only.
- Former supermarket and clothes store
- Prominent visual location within pedestrianised high street.
- Rear warehouse storage.
- Adjacent public car park at rear.

## ACCOMMODATION

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

Description	sq m	sq ft
Retail/Sales Area	620.59	6680
Rear Stores/Warehouse	79.90	860
Kitchen, Office and WC	92.90	1000
Net Internal Area	793.39	8,540

## TENURE

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

## RENT

£50,000 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: £52,000

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

The premises has planning consent for A1 (Retail) use under the Town & Country Planning (Use Classes) Order 1987.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC Rating of C-64. A copy of the EPC is available from the agents.

## LOCATION PLANS



## VIEWING & FURTHER INFORMATION

Through sole agents Bladen Commercial Property Consultants:-

Julian Bladen  
01291 440100  
jb@bladenproperty.co.uk

**SUBJECT TO CONTRACT**  
**November 2019**