

# **TO LET** RETAIL UNIT 95.68 SQ M (1030 SQ FT)



## 19 NEWPORT ROAD CALDICOT MONMOUTHSHIRE NP26 4BG

### **BLADEN COMMERCIAL PROPERTY CONSULTANTS**

10 Beaufort Square, Chepstow, Monmouthshire, NP16 5EP 01291 440100 | jb@bladenproperty.co.uk 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 Waitrose, Dominoes, Betfred, One Stop, Card Factory, Lloyds TSB, Greggs and the Post Office within McColls.

#### DESCRIPTION

- Located within the prime section of the pedestrianised shopping centre.
- Two dedicated car parking spaces to the rear of the unit.
- Storage/office space on first floor.
- Small kitchen and toilet facilities.

#### ACCOMMODATION

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

Description	sq m	sq ft
Ground Floor	69.67	750
First Floor	26.01	280
Net Internal Area	95.68	1030

#### TENURE

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

#### RENT

£10,000 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:	£13,500

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. It may be possible that A2 or A3 consent may be possible subject to planning and landlord's consent.

#### ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC Rating of E-114. 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

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