

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



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

LOCATION

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:-

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**SUBJECT TO CONTRACT
November 2019**