

# TO LET

## RETAIL PREMISES

FULL A3 CONSENT (CAFÉ/TAKE-AWAY/RESTAURANT)

(Currently A1 Retail Use)

26.65 SQ M (287 SQ FT)



3 SALISBURY HOUSE  
THE SQUARE  
MAGOR  
MONMOUTHSHIRE  
NP26 3HY

## LOCATION

The property is located in Magor, a large village in south Monmouthshire, situated in between Chepstow and Newport. The property is situated on the edge of the attractive Magor Square in the centre of the village. Nearby are a range of shops and restaurants and two pubs. Magor provides good access to the M4 and M48 motorways to South Wales, The Midlands and The South West.

## DESCRIPTION

- Retail unit with glazed shop front.
- Open plan sales area.

## 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
<a href="#">Ground Floor</a>		
Sales Area	26.65	287
Total Net Internal Area	26.65	287

## TENURE

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

## RENT

£7,000 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: £6,500

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

We have not made any enquiries Monmouthshire County Council with regards to the current planning consent, however, we have assumed that the property will be suitable for A1 (Retail), A2 (Financial and Professional) Services and A3 (Restaurants & Cafes) 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)

### Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

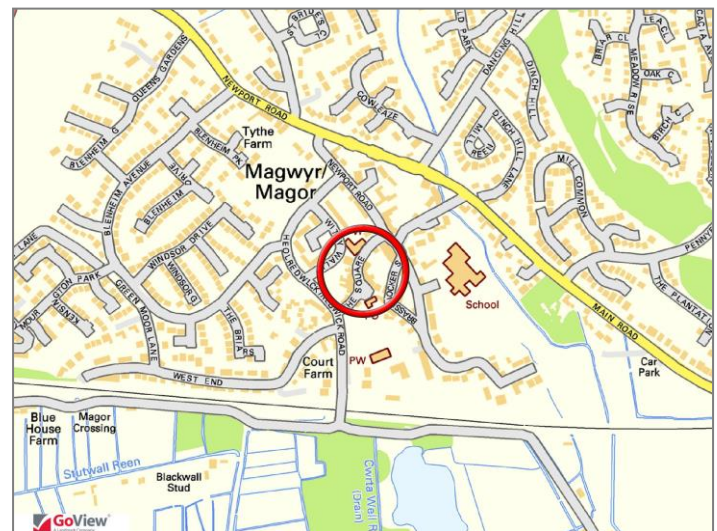
F 126-150

G Over 150

Less energy efficient

◀ 116 This is how energy efficient the building is.

## LOCATION PLANS



## VIEWING & FURTHER INFORMATION

Through sole agents Bladen Property Consultants:-

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**SUBJECT TO CONTRACT**  
**March 2023**