

TO LET
INDUSTRIAL/TRADE COUNTER UNIT
WITH RETAIL CONSENT

471.27 SQ M (5073 SQ FT)



10-11 CRITCHCRAFT BUILDINGS
BULWARK INDUSTRIAL ESTATE
CHEPSTOW
MONMOUTHSHIRE
NP16 5QZ

BLADEN COMMERCIAL PROPERTY CONSULTANTS

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www.bladenproperty.co.uk

LOCATION

- The property is located on Bulwark Trading Estate, Chepstow which is a short distance to the M48 motorway and the old Severn Bridge.

DESCRIPTION

- Showroom and trade counter use.
- A1, B1, B2 & B8 use.
- Customer and staff parking to the front of the property with loading and unloading.

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	471.27	5073
Mezzanine	60.19	648
Total Gross Internal Area	531.46	5721

TENURE

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

RENT/PRICE

£27,000 per annum exclusive of VAT

BUSINESS RATES

The Valuation Office Agency website states the premises are currently entered into the rating list as follows:-

Description: Warehouse & Premises
Rateable Value: £TBC

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 are advised VAT is chargeable on the rent.

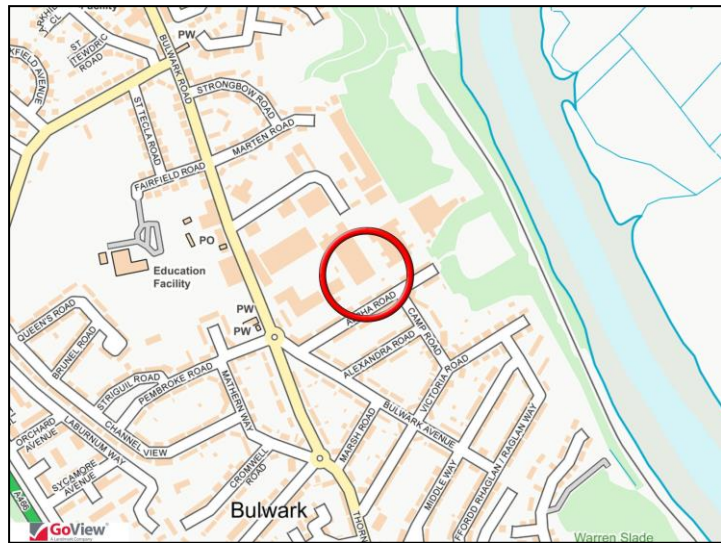
PLANNING

We have not made any enquiries with Monmouthshire County Council with regards to the current planning consent, however, we have assumed that the property has planning for Class A1 (Retail), B1 (Business) and B8 (Warehouse) use 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)

An EPC has been commissioned and is available on request.

LOCATION PLANS



VIEWING & FURTHER INFORMATION

Through sole agents Bladen Commercial Property Consultants:-

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SUBJECT TO CONTRACT
October 2020