

H & H

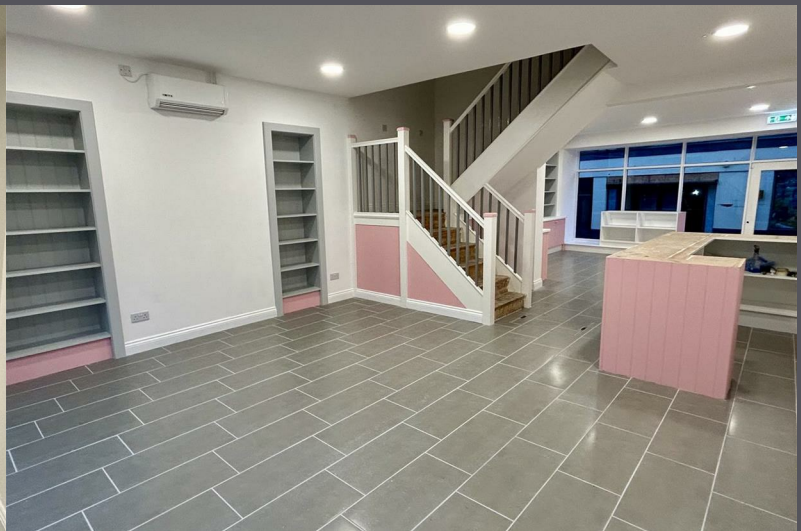
HOUSE & HOME
PROPERTY AGENTS



27 High Street

Chepstow, NP16 5LJ

£380,000



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Description

Presenting an exceptional opportunity, this town centre freehold property, grade II listed, has recently undergone extensive renovations of the highest quality. The meticulous renovations encompassed a complete rewire, installation of a new gas central heating boiler, addition of new heating units to the ground floor, implementation of a speaker system throughout the ground floor retail unit, restoration of the sash windows and roof, as well as refurbishment of the original staircase leading to the first and second floors.

Upon entering the property, the ground floor boasts a generously proportioned retail space with dual aspect windows, providing unparalleled visibility and exposure. To the first floor, you will discover two spacious office/storage areas, accompanied by a well-appointed W.C. Continuing to the second floor, two additional office/storage rooms, a convenient kitchenette, and another W.C. await.

The offices/storage rooms on the first and second floors present a lucrative opportunity for potential tenants, as they can be leased as a whole or individually, generating supplementary income when desired.

Nestled in the vibrant old market town of Chepstow, situated at the lower end of the picturesque Wye Valley, this property holds a prominent position often referred to as the gateway to Wales.

A1/A2 Usage

Retail and Financial/Professional Services

Rateable Value

As a whole the current rateable value is £10,750.

Retail Space

36'10 max x 15'07 max (11.23m max x 4.75m max)
Full display window to high street. Full display window to rear. Access to front and rear of the retail space. Open shelving and storage cupboards throughout plus serving counter. Fully tiled floor. Two warm air electric heaters. Turn stairs to first floor landing. Access to cellar.

Cellar

Steps down to cellar which is the full length and width of retail space plus good head height.

First Floor Stairs and Landing

Stairs and half landing to first floor. Doors off to office/storage space one and inner hallway. Stairs to second floor landing.

Office/Storage Space One

15'05 max x 12'11 max (4.70m max x 3.94m max)
Good quality wood effect flooring. Panelled radiator. Two sash windows to front elevation.

Inner Hallway

Doors off to office space/storage and W.C.

Office/Storage Space Two

12'06 max x 11'03 max (3.81m max x 3.43m max)
Shelving to recess. Useful storage cupboard. Good quality wood effect flooring, Panelled radiator. Window to rear elevation.

Tel: 01291 418418

W.C.

Low level W.C. with dual push button flush. Wash hand basin with tile splash back. Opaque window to rear elevation.

Second Floor Stairs and Landing

Half landing with reinforced glass panel to floor which lets natural light to the floor below. Glass panelled ceiling again letting natural light into the second floor landing. Access to loft inspection point. Panelled radiator. Doors off.

Office/Storage Space One

15'04 max x 13' max (4.67m max x 3.96m max)

Good quality wood effect flooring. Panelled radiator. Two sash windows to front elevation.

Office/Storage Space Two

12'09 max x 9'05 max (3.89m max x 2.87m max)

Good quality wood effect flooring. Panelled radiator. Window to rear elevation.

Kitchenette

6'10 x 6'07 (2.08m x 2.01m)

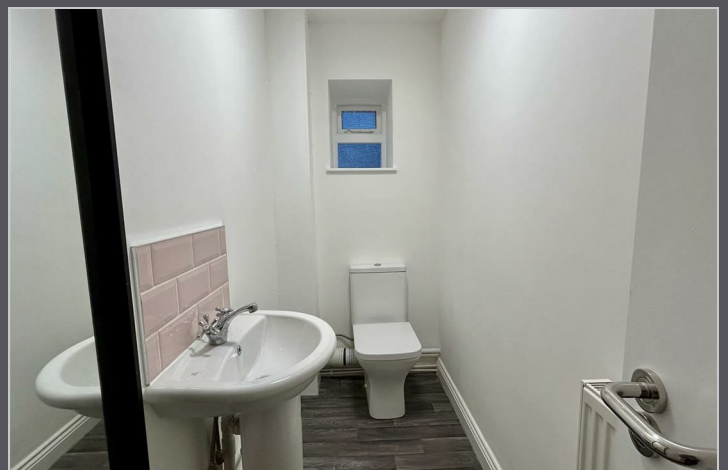
Range of base units with granite effect work surfaces

and tile splash back. Single drainer stainless steel sink and mixer tap set into work surface. Good quality wood effect flooring. Panelled radiator. Door to W.C.

W.C.

Low level W.C. with dual push button flush. Corner wash hand basin with chrome mixer tap and tiled splash back. Good quality wood effect flooring. Opaque Window to rear.

ENERGY RATING D



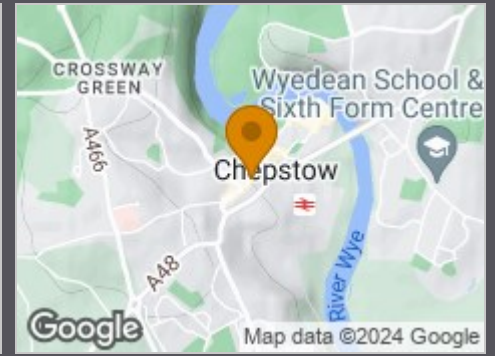
Road Map



Hybrid Map



Terrain Map



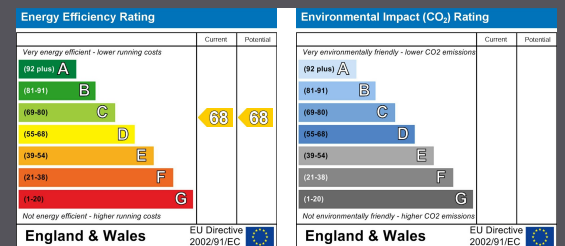
Floor Plan



Viewing

Please contact our House and Home Property Agents Office on 01291 418418 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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