

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



SEVERN QUAY


CHEPSTOW

SEVERN QUAY

CHEPSTOW, NP16 5FG- £15,000 PER ANNUM

The property is located in the new Seven Quay development located just off Lower Church street in the heart of Chepstow. This commercial unit forms part of phase one with several further phases to be added. The unit is conveniently located to the main car park of the town and Wye River which sees plenty of footfall with tourists and dog walkers along the river bank as well as only being a short walk to the main shopping area and superstore. The property is set over approx 1,064 SQFT with an additional bin store area and outside allocated paved area at approx 60m2.



 1064.00 sq ft

PLANNING
We have not made any enquiries with Monmouthshire County Council Planning department with regards to the current planning consent, however we have been informed by our client that the suitable class is A1 / A2 (Retail and Professional Service) Interested parties are advised to make their own enquiries to ensure their proposal use would be permitted.

EPC
BUSINESS RATES
According to the rating list of 2022 -23 is:

Description
Shops and Premises

Rateable value (0.535 x 15,000 PA Rent) = £8,025

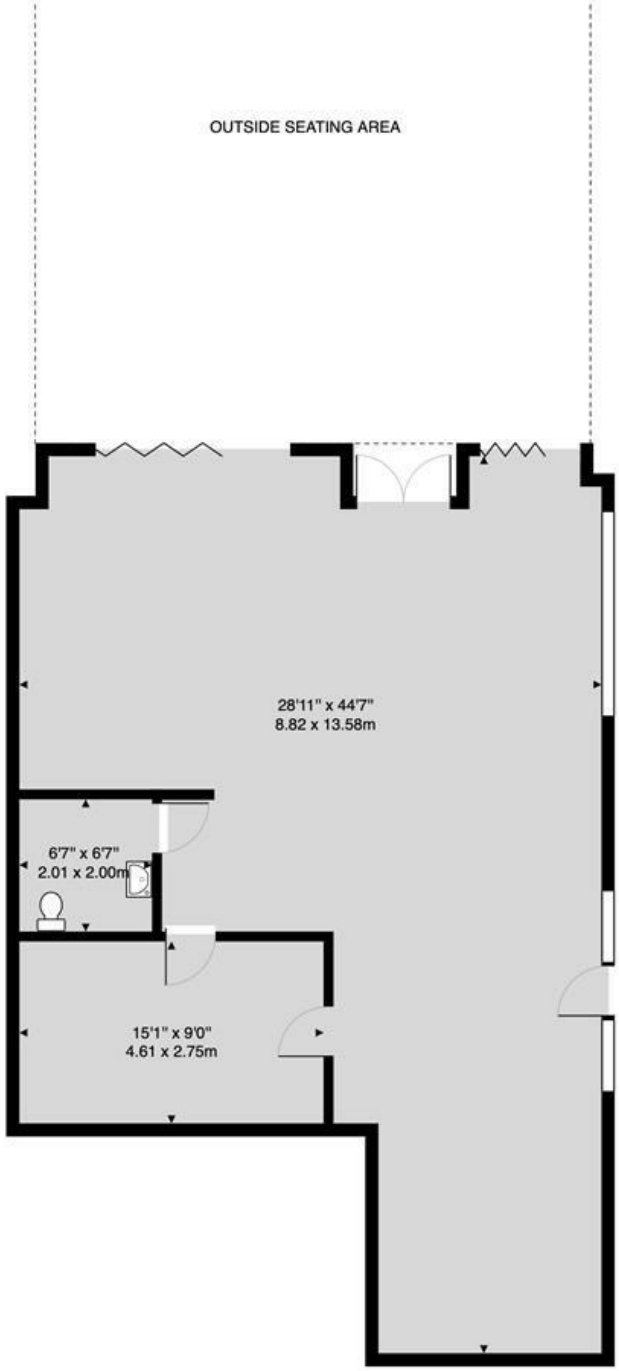
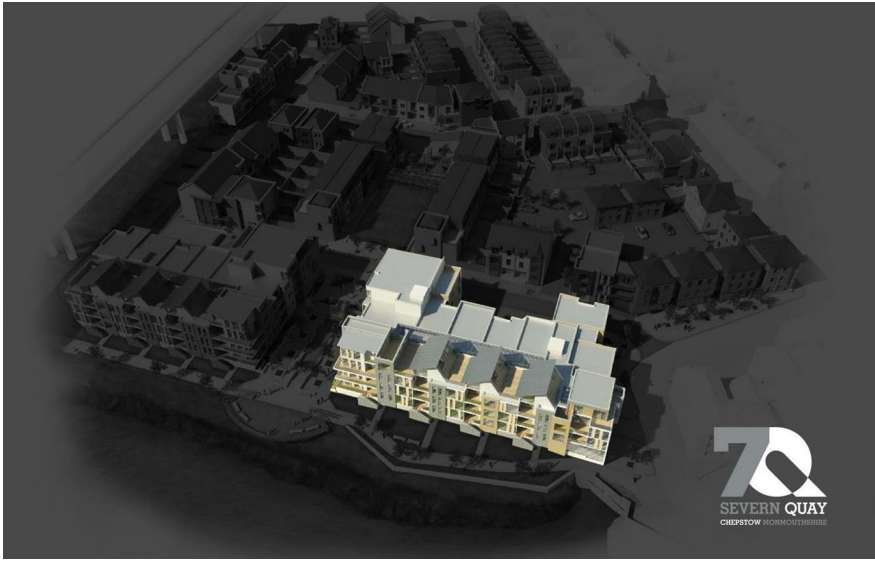
TENURE
The property is available by way of a new full repairing and insuring lease on terms to be agreed.

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.

EPC RATING
Ref: 0940-0531-5439-5075-2006

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UNIT C4, Severn Quay, Chepstow, NP16 5FG
Total Area: 1064 ft² ... 98.9 m²
All measurements are approximate and for display purposes only

