

TO LET

Unit 1, Thomas Arcade, Chepstow

Ground floor lock up shop immediately available

Hartnell
TaylorCook

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LOCATION - NP16 5DH

Chepstow is a prosperous Welsh border town situated approximately 16 miles south of Monmouth and 18 miles north west of Bristol.

The subject property is located on Thomas Street in the arcade forming part of **M&S Simply Food**.

DESCRIPTION

The demise comprises a ground floor retail unit with kitchen and WC facilities.

ACCOMMODATION

The property comprises the following approximate areas and dimensions:

| | | |
|---------------------------|------------------|--------------------|
| Shop depth | 12.7 m | 41 ft 7 ins |
| Internal width | 5.6 m | 18 ft 4 ins |
| Ground floor sales | 56.1 sq m | 603 sq ft |
| Ancillary | 9.6 sq m | 103 sq ft |
| Kitchen | 3.3 sq m | 36 sq ft |

ENERGY PERFORMANCE CERTIFICATE (EPC)

Band C (54) and is valid until 23 April 2021. A certificate is available upon request.

TENURE

A new lease on terms to be agreed. The lease will be drawn on an effectively fully repairing and insuring basis subject to service charge provision.

RENT

£9,000 per annum, exclusive.

SERVICE CHARGE

Budget is available upon request.

RATES

Rateable Value: £9,700.00

The property falls below the threshold for business rates.

Please verify the actual rates payable with the local authority.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with the transaction.

VIEWING

For further information or to arrange an inspection, please contact the above.

Bristol Office
Somerset House
18 Canynge Road
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htc.uk.com

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