

FOR SALE/MAY LET

RETAIL UNIT WITH UPPER FLOOR OFFICES

TWO PRIVATE CAR PARKING SPACES

A1/A2 USE

143.57 SQ M (1,545 SQ FT)



11 BEAUFORT SQUARE
CHEPSTOW
MONMOUTHSHIRE
NP16 5EP

BLADEN COMMERCIAL PROPERTY CONSULTANTS

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Archway House, Welsh Street, Chepstow, Monmouthshire NP16 5LL Tel: 01291 440100

www.bladenproperty.co.uk

LOCATION

The property is located in Chepstow, in Beaufort Square, which forms part of the towns main retailing pitch. This is a busy vehicular route linking the A48 with Chepstow High Street (B4293). There is easy access to the M48 and M4 motorway network to the south and the Severn Bridge. The immediate vicinity comprises a mix of national and independent operators including Costa Coffee, Coffee #1, Superdrug, Greggs, Monmouthshire Building Society, WHSmith, Boots and Lloyds Bank.

DESCRIPTION

- Prominent retail unit with upper floor offices and basement.
- Grade II Listed.
- Two private car parking spaces accessed via Welsh Street car park.
- Upper floors suitable for conversion to two self contained flats, subject to obtaining the necessary planning permission.

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 | | |
| Sales Area | 30.43 | 328 |
| Rear | 11.91 | 128 |
| Store | 5.22 | 56 |
| Kitchenette | 3.18 | 34 |
| Total Net Internal Area (Ground Floor) | 47.56 | 512 |
| | | |
| First Floor | | |
| Half Landing | 8.97 | 97 |
| Office | 22.71 | 244 |
| Rear Room | 16.91 | 182 |
| | | |
| Second Floor | | |
| Living Room | 20.14 | 217 |
| Kitchen | 6.33 | 68 |
| Bathroom | 9.15 | 98 |
| Bedroom | 8.62 | 93 |
| Total Gross Internal Area | 143.57 | 1545 |

TENURE

The property is available freehold.

ASKING PRICE

£295,000.00 (Two hundred and ninety five thousand pounds).

BUSINESS RATES

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

Description: Shop & Premises
Rateable Value: £8,200

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 believe VAT is chargeable on the sale price, but this will be confirmed.

PLANNING

We have not made enquiries with Monmouthshire County Council with regards to the current planning consent, however, we have assumed that the property has planning for A1 (Retail) and A2 (Financial and professional services) 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)

The EPC for this property has been commissioned.

VIEWING & FURTHER INFORMATION

Through sole agents Bladen Commercial Property Consultants:-

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SUBJECT TO CONTRACT
August 2025