



PROPERTY CONSULTANTS

TO LET

RETAIL UNIT WITH ANCILLARY OFFICES
111.94 SQ M (1,205 SQ FT)



27 HIGH STREET
CHEPSTOW
MONMOUTHSHIRE
NP16 5LJ

01291 440100

ETP PROPERTY CONSULTANTS & CHARTERED SURVEYORS
10 Beaufort Square, Chepstow, Monmouthshire, NP16 5EP
www.ETPproperty.co.uk

LOCATION

The property is located on Chepstow High Street, which forms part of the town's main retailing pitch. The High Street (B4293) is also a busy vehicular route which links to, and runs parallel with, Mount Pleasant (A48), which is Chepstow's main arterial route, linking with the M48 to the south. The immediate vicinity comprises a mix of national and independent operators including Peacocks, Savers, O2, and The Paper Mill restaurant.

DESCRIPTION

- Mid-terraced retail premises arranged over three floors.
- Ground floor sales area fronting both High Street and Bank Street.
- Additional office space situated on upper floors.
- Kitchenette and two WCs located on the upper floors.

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (Sixth Edition), comprising the following approximate areas:-

Description	sq m	sq ft
Ground Floor		
Sales area	36.9	397
First Floor		
Front office	19.8	213
Rear office	14.44	155
WC	-	-
Second Floor		
Front office	18.47	199
Rear office	10.63	114
Kitchen	-	-
WC	-	-
Total Net Internal Floor Area	111.94	1,205

TENURE

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

RENT

£20,000 per annum exclusive.

BUSINESS RATES

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

Description: Office & Premises
Rateable Value: £10,750.00

Interested parties are advised to make their own enquiries of the Valuation Office agency 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.

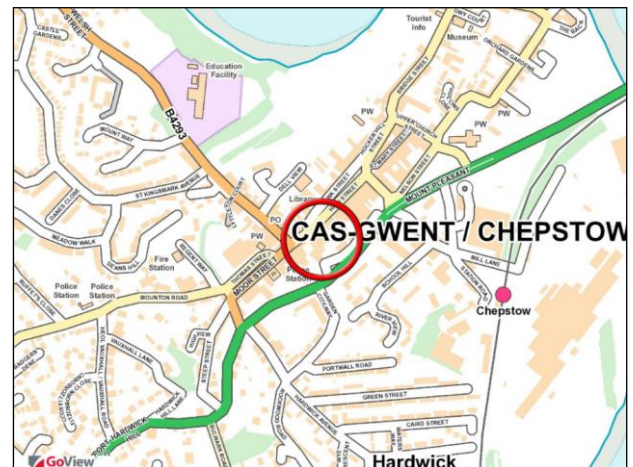
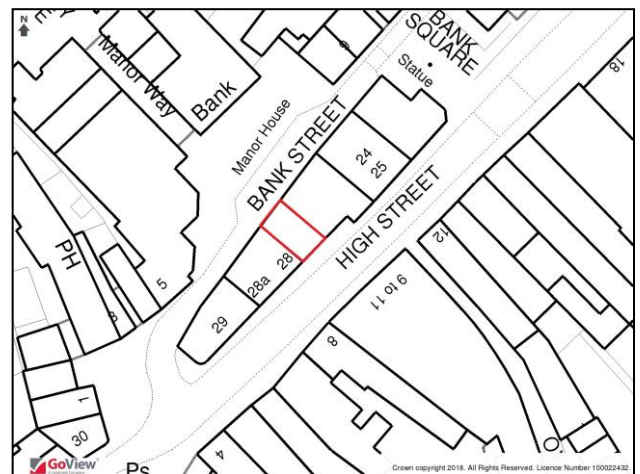
PLANNING

The premises has planning consent for A1 (Retail) and A2 (Financial and Financial Services) under the Town & Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries to clarify that their proposed use will be permitted.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Available on request.

LOCATION PLANS



VIEWING & FURTHER INFORMATION

Through sole agents ETP Property Consultants:-

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**SUBJECT TO CONTRACT & VACANT POSSESSION
AUGUST 2018**