

For Sale/To Let

6 St Mary's Arcade

Chepstow

Monmouthshire

NP16 5EW

GROUND FLOOR SHOP

28.97sq m (312 sq ft)



LOCATION:

The property is located in St Mary's Arcade, Chepstow, which links the high street to Nelson Street car park. St Mary's Street and the High Street (B4293) form part of the town's main retailing pitch. The high street 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 Wetherspoons, Peacocks, Boots, Superdrug, Greggs, Coffee #1, Lloyds Bank and Monmouthshire Building Society.

DESCRIPTION

- Ground floor retail unit within St Mary's Arcade.
- Open plan sales area.
- Separate storage to the rear.
- 1 minute walk to Nelson Street car park opposite St Mary's Arcade.

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	24.71	266
Store	4.26	46
Kitchenette	-	-
WC	-	-
Total Net Internal Area	28.97	312

TENURE

The Property is available to purchase or by way of a new fully repairing and insuring lease on terms to be agreed.

RENT

£600 per calendar month exclusive.

SALE

Asking price of £60,000 Freehold

BUSINESS RATES

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

Description:	Shop and Premises
Rateable Value:	£5,400

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 this transaction.

VAT

All prices are quoted exclusive of VAT whether or not chargeable. We do not believe VAT is chargeable on the rent but this will be confirmed.

PLANNING

We have not made any enquiries with Monmouthshire County Council with regards to the current planning consent, however, we have assumed that the property has planning for A1 retail use under the Town & Country Planning (Use Classes) Order 1987 (Amended Sept 2020). Interested parties are advised to make their own enquiries to ensure their proposed use would be permitted.

ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC for the property has been commissioned.

VIEWING & FURTHER INFORMATION

Through sole agents Bladen Commercial Property Consultants:-

Julian Bladen (MRICS)
01291 440100
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SUBJECT TO CONTRACT
February 2026



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