

FOR SALE

RETAIL UNIT WITH A1 (RETAIL) USE
37.50 SQ M (404 SQ FT)



GROUND FLOOR
31 MOOR STREET
CHEPSTOW
MONMOUTHSHIRE
NP16 5DD

BLADEN COMMERCIAL PROPERTY CONSULTANTS LTD

Redland House, 157 Redland Road, Redland, Bristol BS6 6YE Tel: 0117 287 2006
10 Beaufort Square, Chepstow, Monmouthshire NP16 5EP Tel: 01291 440100

www.bladenproperty.co.uk

LOCATION

The property is located in Chepstow, on Moor Street, linking to High Street which forms part of the town's main retailing pitch. This is a busy vehicular route linking the A48 with 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 M&S Foodhall, Pontio Lounge, Coffee #1, Superdrug, Greggs, Monmouthshire Building Society, WHSmith, Boots and Lloyds Bank.

DESCRIPTION

- Ground floor retail unit with A1(retail) planning permission.
- Potential for financial/professional services use (A2).

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
Sales	37.50	404
Store		
WC		
Total Net Internal Area	37.50	404

TENURE

The property is available long leasehold for a term of 99 years from 1990.

SALE PRICE

£90,000 (ninety 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: £7,600

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 do not believe VAT is chargeable on the purchase 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) 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)

An EPC has been commissioned.

VIEWING & FURTHER INFORMATION

Through sole agents Bladen Commercial Property Consultants:-

Julian Bladen
01291 440100
jb@bladenproperty.co.uk

SUBJECT TO CONTRACT
August 2023

