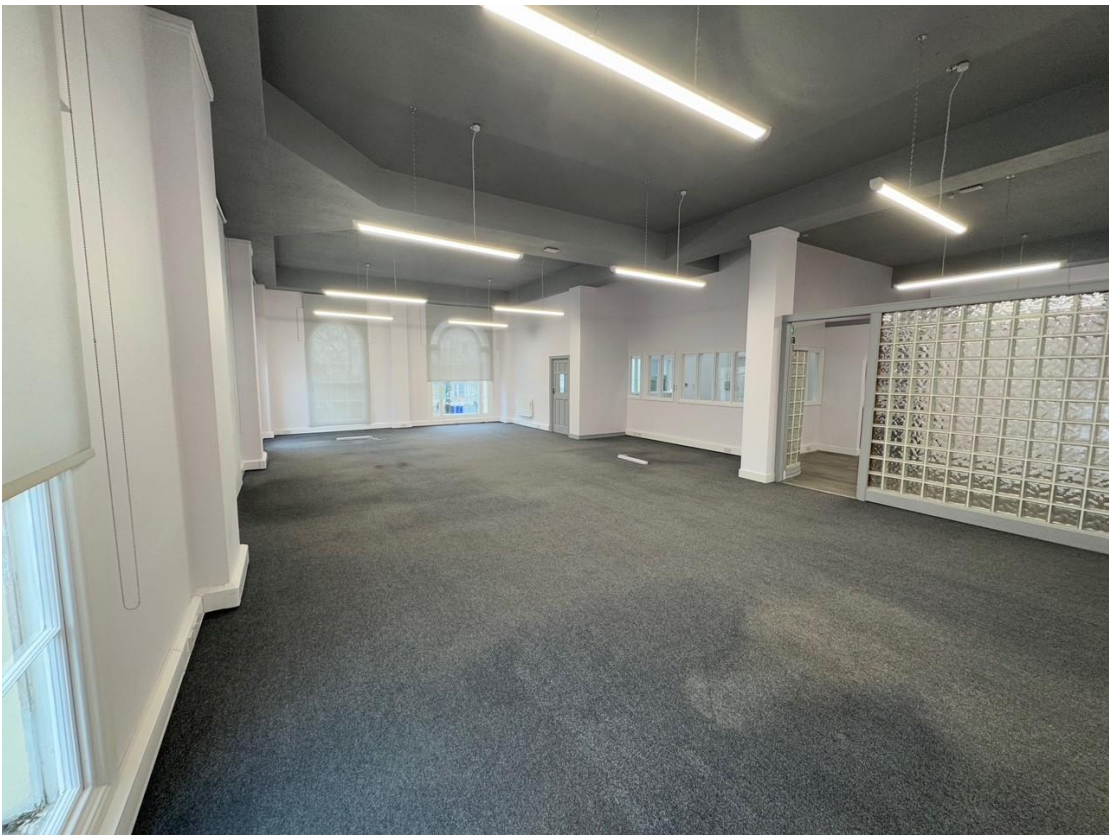


TO LET
FIRST FLOOR OFFICES
164.04 SQ M (1765 SQ FT)



FIRST FLOOR OFFICES
2 BEAUFORT SQUARE
CHEPSTOW
MONMOUTHSHIRE NP16 5EP

BLADEN COMMERCIAL PROPERTY CONSULTANTS

Redland House, 157 Redland Road, Redland, Bristol BS6 6YE Tel: 0117 287 2006
Archway House, Welsh Street, Chepstow, Monmouthshire NP16 5LL Tel: 01291 440100

LOCATION

The property is located on Beaufort Square, Chepstow, in a prominent corner position. St Mary's Street and High Street which form the town's main retailing pitch are directly outside the building. The immediate vicinity comprises a mix of national and independent retailers and A2 users including including Wetherspoons, Costa Coffee, Coffee #1, Superdrug, Card Factory, Greggs, Monmouthshire Building Society, WH Smith, Boots and Lloyds.

DESCRIPTION

- First floor office premises.
- Open plan.
- High ceilings
- Perimeter trunking.
- Meeting room and kitchen/staff room.
- Prominent corner location on Beaufort Square.
- Public car parks less than one minute walk away.

ACCOMMODATION

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

Description	sq m	sq ft
Total Net Internal Area	164.04	1765

TENURE

The property is available by way of a new Full Repairing and Insuring Lease on terms to be agreed.

BUSINESS RATES

The Valuation Office Agency states the premises is currently assessed for business rates as follows:

Description: Offices & Premises
Rateable Value: £19,250.00

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 are advised the property is elected for VAT.

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 Class B1 use under the Town & Country Planning (Use Classes) Order 1987.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC Rating of 88-D. A copy of the EPC is available from the agents.

RENT

£22,062.50 per annum exclusive (£12.50 psf)

VIEWING & FURTHER INFORMATION

Through sole agents Bladen Property Consultants:-

Julian Bladen BSc (Hons) MRICS
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SUBJECT TO CONTRACT
January 2025

