

TO LET

TRADE COUNTER/WAREHOUSE
UP TO 137.13 SQ M (1476 SQ FT)
(BUSINESS UNEFFECTED)



CRITCHCRAFT TRADING ESTATE
BULWARK INDUSTRIAL ESTATE
CHEPSTOW
MONMOUTHSHIRE NP16 5QZ

0 1 2 9 1 4 4 0 1 0 0

LOCATION

- The property is located in Chepstow, a market town in south Monmouthshire.
- The property is ideally situated close to the Severn Bridge, and the M4/M48/M49 motorway network.

DESCRIPTION

- The property comprises a trade counter/warehouse unit on the Bulwark Industrial Estate, Chepstow, one of the main industrial areas of the town and south Monmouthshire.
- The building appears to have been constructed in the 1960s and comprises an interconnecting end of terraced industrial building. The building is of concrete frame construction, set under pitched roofs clad with corrugated sheets.
- Eaves height max 4.0m.
- Substantial parking available on site.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition), comprising the following approximate areas:-

Description	sq m	sq ft
Trade Counter/Warehouse	137.13	(1476 sq ft)

TENURE

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

ANNUAL RENT

£16,000 per annum exclusive

BUSINESS RATES

The business rates assessment for the premises will need to be reassessed.

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 although this will be confirmed.

PLANNING

We have not made any enquiries with Monmouthshire County Council Planning Department with regard to the current planning consent, however, we have assumed for the purposes of this report that the property has planning for A1 (Retail), Class B1 (Business), B2 (Industrial) and B8 (Warehouse) uses 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)

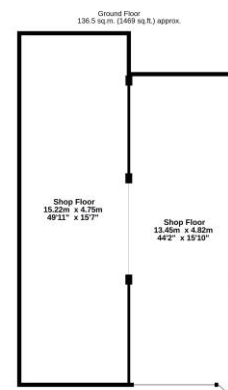
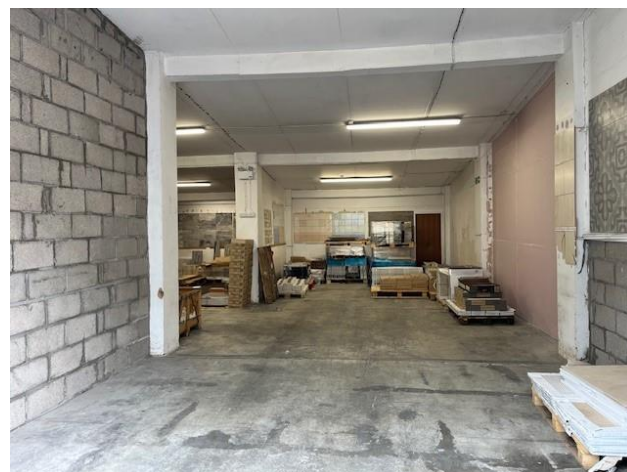
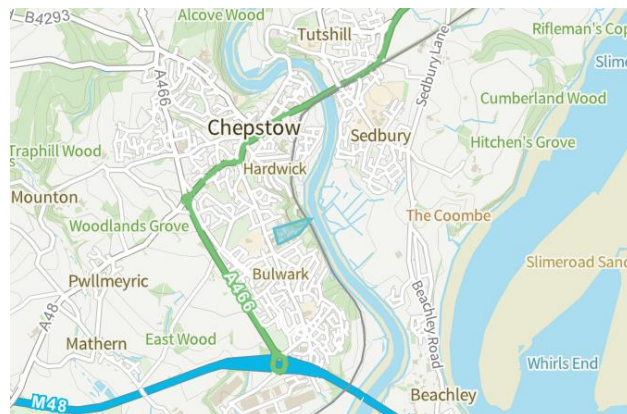
An EPC has been commissioned and can be obtained from the agents on request.

VIEWING & FURTHER INFORMATION

Through sole agents Bladen Commercial Property Consultants:-

Julian Bladen
01291 440100
jb@bladenproperty.co.uk

SUBJECT TO CONTRACT
September 2024



BLADEN

PROPERTY CONSULTANTS

TOTAL FLOOR AREA: 136.5 sqm (1476 sq. ft.) approx.

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