

To Let

Hanbury House, Welsh Street Chepstow NP16 5LL



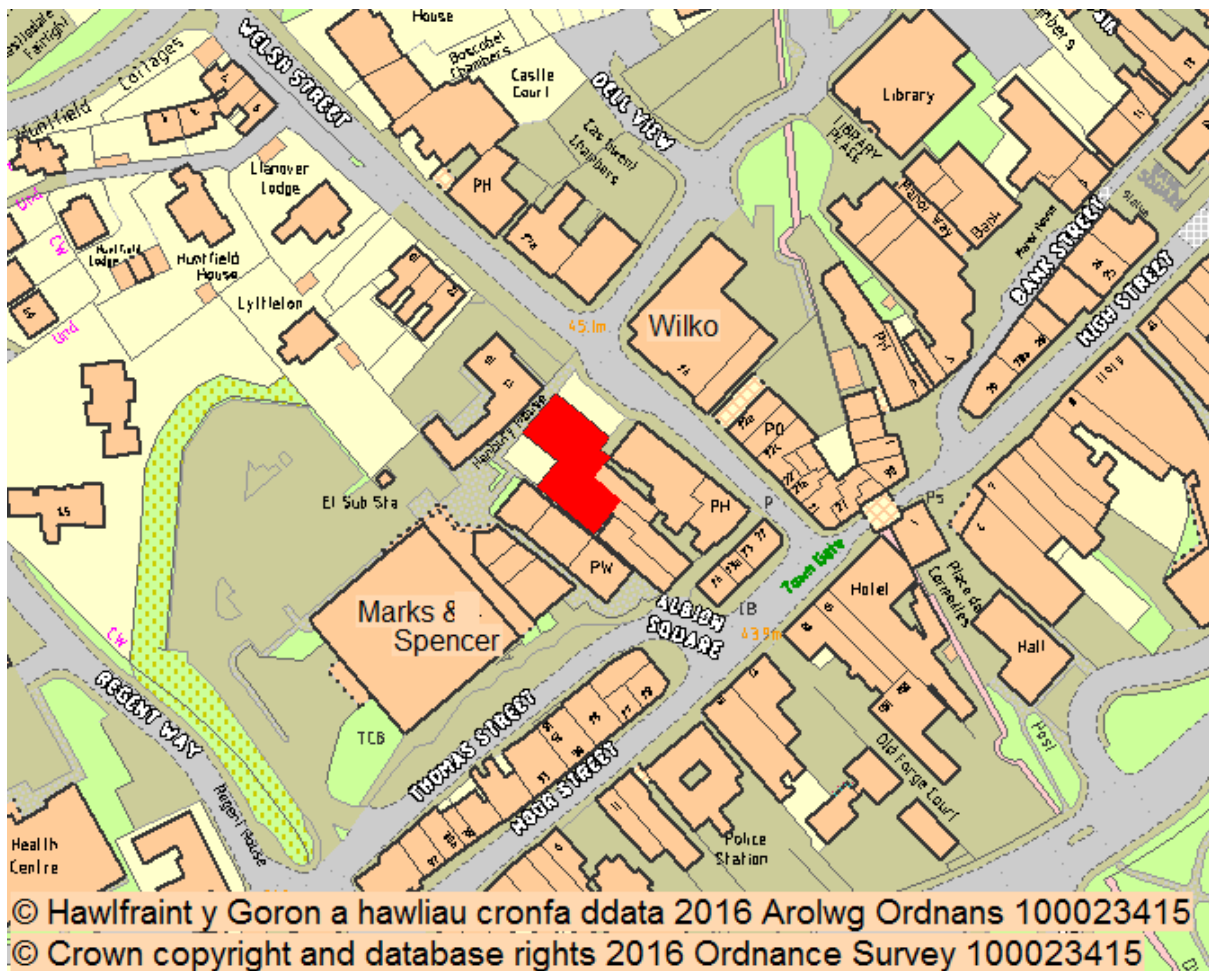
Flexible ground and first floor accommodation available, with units ranging from, 17.9 sq. m. (193 sq. ft.) to 146.9 sq. m. (1581sq. ft.), suitable for a variety of uses subject to planning.

Property Location

The property is located in Welsh Street in the centre of the town of Chepstow with retailers “Wilko” trading opposite and “M&S Foodhall” adjacent.

The welsh border town of Chepstow, Monmouthshire is within easy reach of the M48/M4 motorway and Severn crossings, which provide swift access to the rest of Wales and the South West of England.

Newport is 16 miles, Cardiff 28 miles and Bristol 18 miles from Chepstow.



Description and Rental Guide:

The property comprises the following accommodation:

Ground Floor:

Unit 1 – Retail Unit

Display area (Currently divided by lightweight partition wall) - 55.1 sq. m. (593 sq. ft.)

Shop frontage 8 m. (26.25 feet)

Shop depth 7.9 m. (26 feet) (max)

Kitchen 8.1 sq. m. (87 sq. ft.)

Gross internal area 63.2 sq. m. (680 sq. ft.)

Separate WC accessed via shared corridor.

Rental Guide: £17,000 per annum exclusive.

Unit 2 – Retail Unit (subject to planning)

Display area 22.04 sq. m. (237 sq. ft.)

Store/ Ancillary 7.22 sq. m. (78 sq. ft.)

Shop frontage 3.8 m. (12.5 feet)

Shop depth 5.8 m. (19 feet)

Gross internal area 29.26 sq. m. (315 sq. ft.)

Disabled WC accessed via shared corridor.

Rental Guide: £8,000 per annum exclusive.

Unit 3 - Retail Unit (subject to planning)

Retail floor area (subject to planning)

Potential display area 17.9 sq. m. (193 sq. ft.) Max.

Shop frontage 3.8 m. (12.5 feet)

Shop depth 4.6 m. (15 feet)

Gross internal area 17.9 sq. m. (193 sq. ft.) Max.

Disabled WC accessed via shared corridor.

Rental Guide: £6,000 per annum exclusive.

(Potential for Unit 2 and 3 to be let as one combined unit)

Unit 5 - Former youth centre. Potential for café, crèche or other uses, subject to planning

Gross internal area (GIA) 136.1 sq. m. (1465 sq. ft.)

Kitchen (included in GIA) 13.3 sq. m. (143 sq. ft.)

Direct access to ladies and gents WC's, shared disable WC.

Rental Guide: £22,000 per annum exclusive.

First Floor - Office accommodation:

Room A, Net internal area (NIA) 78.8 sq. m. (848 sq. ft.)

Room B, NIA 68.1 sq. m. (733 sq. ft.)

Total NIA 146.9 sq. m. (1581 sq. ft.)

Accommodation can be let as one self-contained suite of office space or separately as required.

Independent ground floor access via a staircase including disabled lift. First floor WC facilities (separate ladies, gents and disabled WC's).

Rental Guide:

Room A £ 10,178 per annum, exclusive.

Room B £ 8,796 per annum, exclusive.

Rates

To be confirmed.

EPC

Available on request.

Tenure

New lease/s are to be granted on a "contracted out" basis (i.e. excluding security of tenure provisions of current Landlord and Tenant legislation) and on terms to be agreed. Tenants will be responsible for mainly internal repairs and any shop frontage/s together with payment of all usual outgoings in addition to rent, insurance rent and any service charge and insurance where applicable.

Legal Costs

The Council's reasonable legal costs will be paid by the incoming tenant, such fees to be confirmed on agreement of heads of terms.

Viewing

For further information and to arrange an inspection contact the:

Estates Team,

Monmouthshire County Council,

County Hall, The Rhadyr, Usk, NP15 1GA.

Tel. 01633 644417

Email: Estates@monmouthshire.gov.uk

SUBJECT TO CONTRACT

Date of Production: 26th August 2016

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