

# MONMOUTHSHIRE COUNTY COUNCIL

## RETAIL SPACE TO LET



**Offers in the Region of £500pcm (£115pw)**

**52A Bulwark Road, Bulwark, Chepstow. NP16 5JW**

**Closing Date for Bids: 17:00 Thursday 20<sup>th</sup> July 2017**



### **Retail Opportunity in Bulwark, near Chepstow**

**Flexible ground floor space**

Gross Internal Area (GIA) = Circa 43.0 m<sup>2</sup> (462.8 ft<sup>2</sup>)

- Planning consent for A1 Use (Retail/Shop)
- Located on busy road less than 5 mins from M48 motorway and Chepstow Town Centre
- Surrounded by other retail outlets including a Lidl, Domino's Pizza & Howdens joinery

### **Location & Position**

Unit 52A is located on Bulwark Road adjacent to other retail outlets. It is well positioned in the shopping area with high levels of passing trade. The shop provides ground floor retail space with storage and kitchen facilities. Bulwark is predominantly a residential area of Chepstow. The shopping area includes a Lidl store and Post Office. Other facilities include three primary schools, a social club, two public houses and community centre.

### **Property Description**

The unit has a Gross Internal Area (GIA) of circa 43.0 m<sup>2</sup> (462.8 ft<sup>2</sup>). The unit is self-contained with access via the front of the shop. The shop frontage has a large glazed panel allowing excellent window display opportunities. Internally the main sales area is open plan with door access off to an office, storage and toilet facilities.

### **Unit Dimensions**

Measured in accordance with RICS Code of Measuring Practice (6<sup>th</sup> Edition):  
Gross Shop Sales Area = 31.90 m<sup>2</sup> (343.37 ft<sup>2</sup>)  
Shop Frontage/Width = 4.3 m (14.1 ft.)  
Shop Depth = 7.25 m (23.8 ft.)  
Office = 7.5 m<sup>2</sup> (80.7 ft<sup>2</sup>)  
Storage = 2.3 m<sup>2</sup> (24.7 ft<sup>2</sup>)  
Toilet = 1.5 m<sup>2</sup> (16.15 ft<sup>2</sup>)  
GIA = approx. 43.2 m<sup>2</sup> (473.6 ft<sup>2</sup>)

### **Guide Rent**

Offers are invited in the region of £6,000 per annum (approx. £500pcm / £115pw).

### **Tenure**

The shop is available to let on a contracted out basis and on terms to be agreed. Tenants are responsible for internal repairs and the shop frontage. Tenant costs include: rent, business rates, insurance and utilities.

### **Services**

The unit benefits from water and electricity. Utilities are metred and actual consumption is to be paid by the tenant.

### **Rates**

To be confirmed

### **EPC**

D -88 (Available on request)

### **Legal Costs**

Each party is responsible for their own legal costs.

### **Planning**

A1 Retail Use – alternative use (subject to planning) will be considered, but **Please note that A3 Use will not be considered.**

### **Additional Information**

Appropriate signage will be required to be supplied and installed at the tenants cost and the design approved by MCC.

### **Making a Bid**

The unit(s) is available by way of informal tender, with **best bids lodged by:**

**17:00 on Thursday 20 July 2017.**

All bids must be sealed, clearly marked "**Unit 52A Bulwark Road Tender**" and within an easily identifiable envelope.

Bids must be made using the appropriate form and are to be posted or hand delivered to the Estates Team, MCC, County Hall, The Rhayder, Usk. NP15 1GA.

**All tenderers should refer to the Tender Instructions included in the Lettings Pack.**

### **Viewing & Tender Packs**

Please contact the Estates Team on:

Tel: 01633 644417

Email: [estates@monmouthshire.gov.uk](mailto:estates@monmouthshire.gov.uk)

Alternatively letting packs are available via MCC's website:

[www.monmouthshire.gov.uk](http://www.monmouthshire.gov.uk)



**For Viewings & Tender Packs Please Contact MCC Estates On:  
01633 644417**



**Energy Performance Certificate** HM Government  
Non-Domestic Building

Shindigz  
52a Bulwark Road  
Bulwark  
CHEPSTOW  
NP16 5JW

**Certificate Reference Number:**  
9494-3016-D130-0600-6205

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building, one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

**Energy Performance Asset Rating**

More energy efficient

**A+**

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

Net zero CO<sub>2</sub> emissions

88 This is how energy efficient the building is.

**Technical Information**

Main heating fuel: Grid Supplied Electricity  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 45  
Building complexity (BOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year): 118.25  
Primary energy use (kWh/m<sup>2</sup> per year): 699.45

**Benchmarks**

Buildings similar to this one could have ratings as follows:

**23** If newly built

**75** If typical of the existing stock



**SUBJECT TO CONTRACT - Date of Production: 03 July 2017**

Monmouthshire County Council give notice that:

1. These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as either statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All dimensions are approximate.
3. No persons in the employment of Monmouthshire County Council has any authority to make or give any representation or warranty whatsoever in relation to this property.
4. All correspondence regarding this offer is subject to contract.
5. In the event of inconsistency between these Particulars and Conditions of Sale, the latter shall prevail.

