

MONMOUTHSHIRE COUNTY COUNCIL

RETAIL SPACE TO LET



Offers Invited in Excess of £800pcm (£185pw)

Unit 1, Hanbury House, Welsh Street, Chepstow. NP16 5LL

Closing Date for Bids: 17:00 Thursday 29th June 2017



Fantastic New Retail Opportunity in Chepstow

Flexible ground floor space – available as a whole or with potential to split into two units
Gross Internal Area (GIA) = Circa 63.2 m² (680 ft²)

- Planning consent for A1 Retail Use (change of use will be considered subject to planning)
- Located within the central shopping area close to major retailers & less than 5 mins from M48
 - Excellent position with high passing trade

Location & Position

Hanbury House is located on Welsh Street in the heart of the Welsh border town of Chepstow. Chepstow is a bustling, vibrant town with a thriving local economy. A popular tourist destination due to its excellent transport links, castle, Wye Valley and Tintern Abbey close by. The building is well positioned in a conservation area close to the town's main car park and retail centres with high levels of passing footfall/trade. Major retailers M&S Food Hall and Wilkinson's trade nearby.

Property Description

The unit has a Gross Internal Area (GIA) of circa 63.2 m² (680 ft²). The unit is self-contained with access via the front of the unit. The shop frontage has 3 large glazed panels allowing excellent window display opportunities. Internally the floor area is currently divided in two by a lightweight partition wall. This can easily be removed or could remain to form two separate units with shared kitchen and toilet facilities.

Unit Dimensions

Measured in accordance with RICS Code of Measuring Practice (6th Edition):

Gross Shop Sales Area = 55.1 m² (593 ft²)

Shop Frontage/Width = 8.0 m (26.25 ft.)

Shop Depth = 7.9 m (26.0 ft. max)

Kitchen = 8.1 m² (87 ft²)

GIA = 63.2 m² (680 ft²)

As Two Units (Subject to agreement)

Gross Shop Sales Area = circa 23.0 m² (247.6ft²)

Shop Frontage/Width = circa 4.0m (13.12 ft.)

Guide Rent

Offers are invited on the following basis:

As One Unit: in excess of £9,500 per annum (approx. £800 pcm).

As Two Units: in excess of £6,000 pa per unit (approx. £500 pcm).

Tenure

The shop is available to let on a contracted out basis and on terms to be agreed. Tenant's responsible for internal repairs and shop frontage(s). Tenant costs include: rent, business rates, insurance & service charge (Inc utilities).

Services

The unit benefits from water and electricity. Consumption is to be split on a shared basis according to the floor area as a proportion of the overall building. The Council reserves the right to install metres and charge for actual consumption.

Rates

To be confirmed

EPC

C – 69 (Available on request)

Legal Costs

Each party to bear their own legal costs.

Planning

A1 Retail Use – alternative use (subject to planning) will be considered. However, please note the preference is for retail and or a café. **Please note that hot food take-away 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 an informal tender, with **best bids lodged by:**

17:00 on Thursday 29 June 2017.

All bids must be sealed, clearly marked **"Hanbury House Unit 1 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:

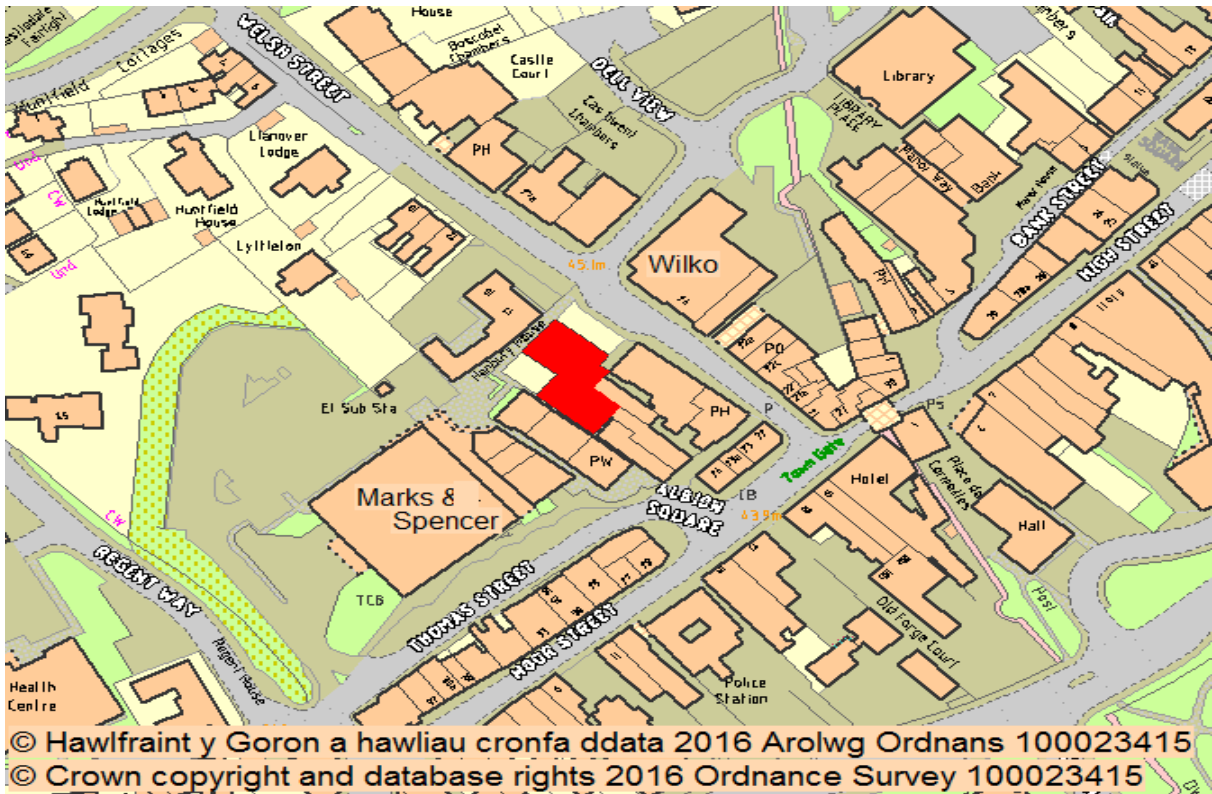
Tel: 01633 644417

Email: estates@monmouthshire.gov.uk

Alternatively packs can be collected from the Chepstow Hub at Welsh St Car Park or via MCC's website:

www.monmouthshire.gov.uk

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



Energy Performance Certificate
Non-Domestic Building

HM Government

Harbury House
Wales Street
CHEPSTOW
NP16 5LL

Certificate Reference Number:
0780-9653-0386-2990-8050

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 on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+ (Net zero CO₂ emissions)

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

← 69 This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 678
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 64.12

Benchmarks

Buildings similar to this one could have ratings as follows:

20 If newly built
66 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.



SUBJECT TO CONTRACT - Date of Production: 01 June 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.

