



# Town Centre Unit to Let

---

Unit 5 Hanbury House  
Welsh Street  
Chepstow  
NP16 5LL

GIA 14,230 sq ft (1322 sqm)

- Vacant Unit
- Town Centre Location
- High Footfall Area

## Contact

**Emily Hayes**

T: 07516 513070

E: [EmilyHayes@monmouthshire.gov.uk](mailto:EmilyHayes@monmouthshire.gov.uk)

**Simon Parfitt**

T: 07977 014172

E: [SimonParfitt@monmouthshire.gov.uk](mailto:SimonParfitt@monmouthshire.gov.uk)



monmouthshire  
sir fynwy

## LOCATION

Hanbury House is situated on Welsh Street in a prominent position in Chepstow Town Centre directly opposite Wilko and the main Town Centre car park. Chepstow benefits from excellent transport links from the A48 on to the M48/M4 motorways and Severn Crossings.

## DESCRIPTION

The unit comprises of the following approximate accommodation and dimensions:-

Main floor area 1322 sq.m / 14,230 sq.ft  
Kitchen 13.3 sq.m / 143 sq.ft

Separate ladies and gents toilets within the unit plus access to disabled toilet in a communal hallway.

## TENURE

The property is available on a new lease to be granted on a contracted out basis (i.e excluding the security of tenure provisions of the Landlord & Tenant Act 1954) and for a term of years to be agreed. The tenant will be responsible for repairs to the unit frontage and internal areas of the unit.

## RENT

A 3 months rental bond will be required upon taking on the lease. Interested parties should conduct their own due diligence of the local rental market.

## SERVICE CHARGE

To pay any service charge for the communal areas of the building. The annual insurance premium will be recharged by MCC.

## ENERGY PERFORMANCE CERTIFICATE

Band C (69) and is valid until 19<sup>th</sup> September 2026. A copy is available upon request.

## RATES

The Council advise interested parties to conduct their own due diligence to determine business rates.

## LEGAL COSS

Each party will bear their own legal and professional costs involved.

## VIEWINGS

By appointment through Monmouthshire County Council's Asset Management Team.

[EmilyHayes@monmouthshire.gov.uk](mailto:EmilyHayes@monmouthshire.gov.uk)

[SimonParfitt@monmouthshire.gov.uk](mailto:SimonParfitt@monmouthshire.gov.uk)



