



Town Centre Unit to Let

Unit 5 Hanbury House
Welsh Street
Chepstow
NP16 5LL

GIA 1,462 sq ft (136 sqm)

- Vacant Unit
- Town Centre Location
- High Footfall Area

Contact

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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 136 sq.m / 1,462 sq.ft

Kitchen 13.3 sq.m / 143 sq.ft

Back room 13 sq.m / 140 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 19th 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 COSTS

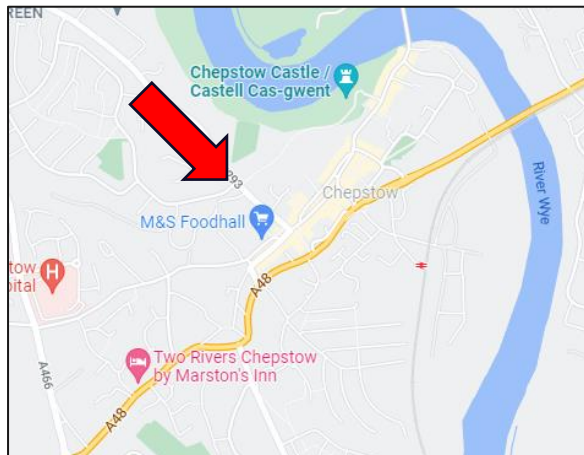
Each party will bear their own legal and professional costs involved.

VIEWINGS

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

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Misrepresentation Act:

Monmouthshire County Council give notice that:

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.

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 by 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.

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.

All correspondence regarding this offer is subject to contract.

In the event of inconsistency between these Particulars and Conditions of Sale, the latter shall prevail.