



A valuable semi-detached commercial investment opportunity set on the High Street of the vibrant town of Chepstow, providing accommodation over two floors. The ground floor provides retail space extending to approximately 2400ft² gross internal area with direct access onto the High Street and is let to the national retailer, Superdrug. The first floor provides a bar/restaurant space extending to approximately 2250ft² gross internal area and has access from Beaufort Square and from the car park to the rear. A roof terrace is set to the rear providing additional seating area.

The property is set in a prominent position with frontage onto the High Street of Chepstow with a range of local and national retailers, bars, cafes and restaurants all ensuring a bustling High Street with excellent footfall. The town centre is just 1.8 miles from the M48 Motorway providing access to Newport, Cardiff, Bristol and Gloucester via the original Severn Crossing while the A48 connects Chepstow to Sedbury, the Forest of Dean and beyond.

Tenure: Freehold
Freehold subject to current lease agreements – further information available from agents.

Floor area

Ground Floor – Open plan retail space with excellent window frontage to the High Street. Ancillary storage with rear access, offices, toilet and staff room.

First floor – High quality bar/restaurant space with well equipped bar, commercial kitchen stores, toilets and large roof terrace.

Services

Mains services are understood to be connected however prospective purchasers are advised to make their own investigations.

Outside

Private parking is provided to the rear of the property with each floor benefitting from multiple access points.

Rates

Current rateable values:

Ground Floor

First Floor - £15,250.

Viewings

Strictly by appointment with the joint agents: Hills Property Consultants, tel: 01594801261 and David James, tel: 01633 880220

Please note

The guide price stated is exclusive of VAT whether or not chargeable.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

