



T.G. Jones, 16 High Street, Chepstow, Gwent, NP16 5LQ

- Prime Freehold Shop Investment in the heart of Chepstow town centre, let to established retailer TG Jones
- Passing Rent: Current rent £24,500 p.a.
- Substantial accommodation of approximately 4,618sq ft (429sqm) arranged over ground and first floors
- Secure tenancy – 5-year FRI lease from September 2023 with tenant break option now lapsed
- Excellent connectivity – Rail station just 500m away with direct links to the M4 motorway corridor
- Price: o/o £275,000

LOCATION

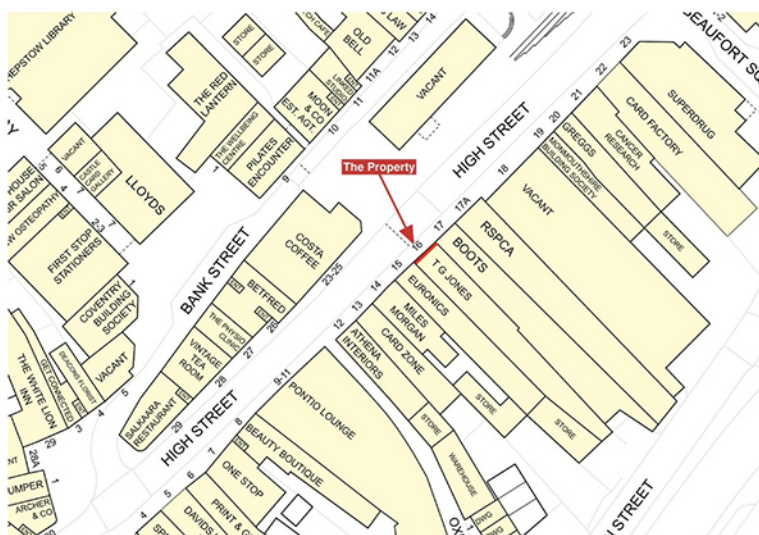
Chepstow is an attractive and historic market town situated in Monmouthshire, Wales, at the western edge of the original Severn Bridge. The property occupies a prominent position on the south side of High Street, the town's main retail thoroughfare, surrounded by a strong mix of national and independent retailers including Boots (adjacent), Greggs and Costa Coffee (opposite).

The town benefits from a resident population of approximately 11,900 and serves a wider catchment drawn from surrounding villages and commuters along the M4 corridor. Excellent transport links include the A48 immediately to the south, providing swift access to the M48 and M4 motorways, while Chepstow Rail Station lies only 500 metres from the property, offering regular services towards Newport, Cardiff and beyond.

DESCRIPTION

The property comprises a well-configured town centre retail unit arranged over ground and first floors, with additional lower ground floor plant space. Extending to approximately 4,618sq ft (429sqm) in total, the accommodation provides generous ground floor sales space of 224.4sqm, complemented by first floor storage and staff facilities of 204.6sqm.

The building benefits from a traditional shop front onto the busy High Street together with practical rear servicing access from Upper Nelson Street. It is currently trading successfully as TG Jones and forms part of a strong parade of retail and leisure occupiers in this popular historic town centre location.



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INVESTMENT SUMMARY

The property is let to TG Jones Retail Holdings Limited (formerly WH Smith Retail Holdings Limited) on a new 5-year Full Repairing & Insuring lease from 29 September 2023. The current rent is £24,500 per annum with the next reversion in 2028. The tenant previously held a break option in September 2026 which was not exercised, providing income security through to the end of the term.

TG Jones Retail Holdings Limited reported a turnover of £221,457,000 for the year ended 31 August 2024, together with a pre-tax profit of £179,808,000. The business operates approximately 470 stores nationwide and employs over 5,000 colleagues, demonstrating substantial scale and covenant strength.

SALE

The property is available on a freehold basis for o/o £275,000

V.A.T.

The vendor has opted to waive their option to tax, as such the transaction will be treated as a Transfer of a Going Concern (ToGC). Further information available on request.

LEGAL

Each party shall bear their own legal costs incurred in the transaction

LEASE & TITLE

Available on request

VIEWING

Whilst it is a good idea to visit a property investment that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, operators or customers of the business.

Many investments are being marketed confidentially and the staff and locals may not know that the property is on the market, therefore a casual approach can adversely affect the business.

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Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.