



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

- Prime Freehold Shop in the heart of Chepstow town centre, available on new lease or freehold
- Substantial accommodation of approximately 4,618sq ft (429sqm) arranged over ground and first floors
- New tenancy available - o/o £28,500p.a
- Excellent connectivity – Rail station just 500m away with direct links to the M4 motorway corridor
- Price: o/o £285,000

### 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.



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### LEASE

The property is available on a new full repairing and insuring head lease for £28,500p.a.x

### SALE

The property is available on a freehold basis for o/o £285,000

### V.A.T

The vendor has opted to waive their option to tax, as such the transaction will be subject to V.A.T

### LEGAL

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

### TSA Property Consultants

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### Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK 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.