

# High Street Retail, Retail - In Town FOR SALE

**TSA** Property Consultants



## 16 High Street, Chepstow, NP16 5LQ

Prime Freehold Shop Investment | TG Jones | Chepstow | Passing £24,500p.a.x | Price o/o £285,000

### Summary

<b>Tenure</b>	For Sale
<b>Available Size</b>	4,618 sq ft / 429.03 sq m
<b>Price</b>	Offers in excess of £275,000
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

### Key Points

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

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## Summary

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<b>Price</b>	Offers in excess of £275,000
<b>Business Rates</b>	Upon Enquiry
<b>VAT</b>	Applicable. Transfer of Going Concern
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## 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.

## Investment Summary

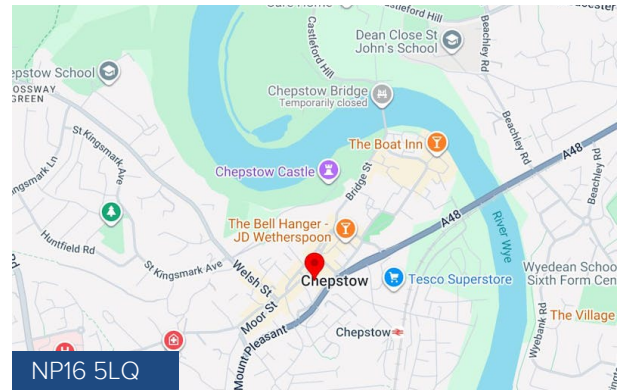
The property is let to TG Jones Retail Holdings Limited (formerly WH Smith Retail Holdings Limited) on a new 5-year Full Repairing & Insuring lease from 29 September 2023. The current rent is £24,500 per annum with the next reversion in 2028. The tenant previously held a break option in September 2026 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.

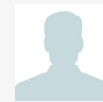
## Location

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.



## Viewing & Further Information



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