



RETAIL TO LET

49 Bulwark Road
Chepstow
NP16 5JW

Ground Floor Retail Unit
Approx. 120.51 sq m (1,297 sq ft)

Good Neighbourhood Retail Parade
Large Frontage
WC Facilities
Available March 2012

Quoting £12,500 per annum (May Sell)

 **PARRYS**
COMMERCIAL

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LOCATION

CHEPSTOW is an historic border town, situated on the border of England and Wales. The M48 on the outskirts of the town gives access to the old Severn Bridge, for Bristol and London, and to the M4 for South Wales. The town has a population of approximately 14,000 within a 10km radius and benefits from an excellent range of amenities, including good schools and a railway station.

The location benefits from excellent communications being situated within approximately 1 mile of junction 2 of the M48 Motorway and provides easy access to the M4/M5 interchange at Bristol via the original Severn Crossing and to South Wales via the M48 / M4 Motorways.

The property is located within a Neighborhood Parade in Bulwark on the outskirts of the Chepstow. The area has a mixture of uses in the vicinity including industrial, Retail and Residential. Surrounding retailers include Donimos Pizza, Bargain Booze, St Davids Hospice and William Hill, as well as a number of regional and local occupiers.

DESCRIPTION

The property provides a ground floor retail unit of regular shape with ancillary accommodation to the rear, including a storage area with partitioned office and WC facilities.

ACCOMMODATION

GROUND FLOOR SALES	111.62 sq m	(1,201 sq ft)
ANCILLARY	29.33 sq m	(315 sq ft)
TOTAL	140.95 sq m	(1,516 sq ft)

RATING ASSESSMENT

RATEABLE VALUE	£11,750
RATES PAYABLE: (2011/12)	£5029 pa

PLANNING

We understand that the property will benefit from an A1 retail consent. However we would advise that interested parties make their own enquiries to the local authorities.

LOCAL AUTHORITY

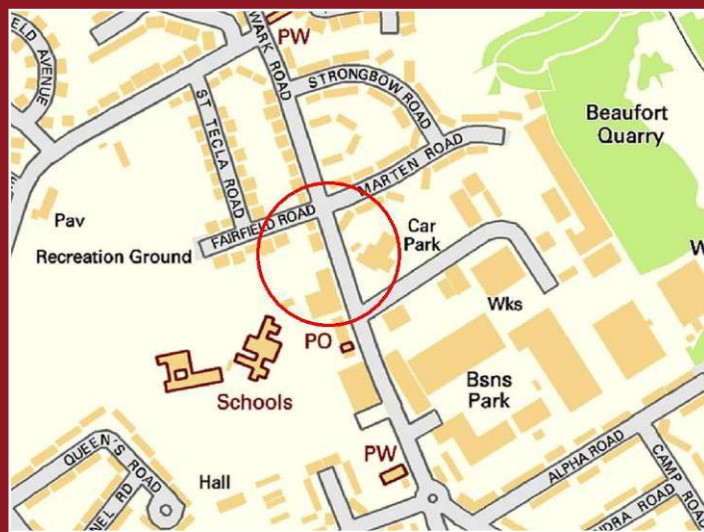
Monmouthshire Council
County Hall
Cwmbran
NP44 2XH

Tel 01633 644644
Fax 01633 644644

LEGAL COSTS

Each party will be responsible for their own legal and professional costs incurred in the transaction.

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Plans are provided for identification purposes only and should not be relied upon for any other purpose.

VIEWING

Should you wish to obtain any further information regarding the property, please contact one of the Surveyors below. Alternatively, additional photographs and plans, where available, can be viewed on our website by visiting www.parryscommercial.co.uk and typing the following into the search box – **49 Bulwark Road**

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