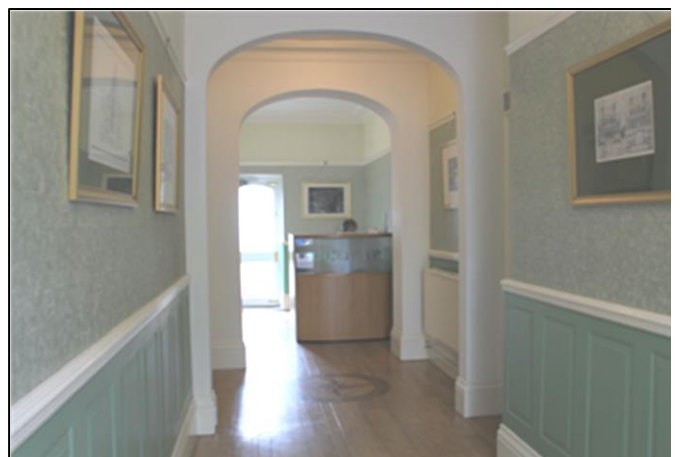




SUITE 14 STUART HOUSE, THE BACK, CHEPSTOW, NP16 5HH

Office Accommodation in Chepstow
Two adjoining and connecting rooms
Easy Walking Distance to Town Centre
Free Private Parking
254 sq Ft (23.58 sq m)
Quoting £9,000 Per Annum, Exclusive



LOCATION

Chepstow is an historic town, located on the border of England and Wales. The town has a population of approximately 10,000 and access to the motorway network is excellent, serving Wales, the Midlands and South West of England, ensuring Chepstow provides a strategic location for businesses serving each of these areas.

The property is situated in a tranquil setting with picturesque views on the bank of the River Wye. It is also within walking distance to Chepstow town Centre and the amenities it has to offer.

The surrounding area provides a mixture of residential and office occupiers.

DESCRIPTION

Suite 14 consists of two adjoining and connecting rooms.

Stuart House provides 24 hour access, reception area, and access to a shared kitchen and WC facilities. The property has the added benefit of a conference room which can be used on request.

The accommodation benefits from wall mounted power sockets, carpeting throughout, spot lighting and gas central heating. The suite also benefits from large windows providing excellent natural light.

Externally, the accommodation provides a private accessible courtyard and a free unallocated private car park.

ACCOMMODATION

Total: 23.58 sq m (254 sq ft)

PLANNING

We understand that the property benefits from planning consent for office use which was granted in 1994 for Class B1 Business Use under reference A37375, however we recommend that interested parties make their own enquiries to the local authority.

LOCAL AUTHORITY

Monmouthshire Council:

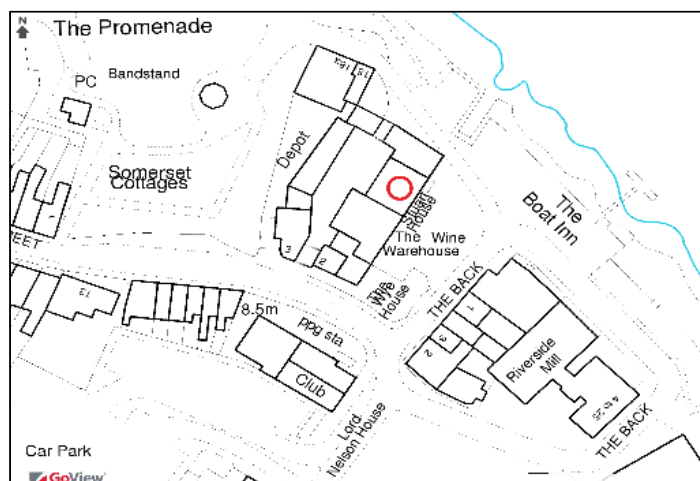
Tel: 01633 644 644

RATING ASSESSMENT

RATEABLE VALUE: £2,650

RATES PAYABLE: £1,417.75 (year 2022/23)

Note Small business Rate Relief is applicable to a maximum of two rated premises in Monmouthshire. SMRR is applicable to a premises with a RV of up to £6,000. If this applies, no rates are payable.



Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

76

This is how energy efficient the building is.

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

TENURE

The office suite is available to let by way of a new lease direct with the landlord at a rent of £9,000 pa. Quoted Rent includes heating, lighting, power and water. Occupiers will be required to contribute to the service charge for the maintenance of common parts, service charge contributions will be based on 15% of the monthly rent.

VIEWING

Should you require further information or wish to arrange a viewing, please contact:-

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dan@m4pc.co.uk

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