

Chepstow

5/5A Bulwark Shopping Centre Bulwark Road Monmouthshire NP16 5JN

- **Freehold Shop and Residential Investment**
- Flat let on an Assured Shorthold Tenancy
- Shop lease Reversion 2018

Tenure
Freehold.

Location
Chepstow is an attractive and historic market town, situated at the western end of the Severn Crossing, immediately to the north of the M48 Motorway (Junction 2) and the M4 Motorway (Junction 23).
The property forms part of a local parade of shops situated opposite the Bulwark Industrial Estate, close to the junction with Fairfield Road.
Occupiers close by include Londis, Lidl, Spar and a number of local traders.

Total Current Rents Reserved
£13,760 pa

Description

This end of terrace property is arranged on ground and one upper floor to provide a lock-up shop unit, currently trading as a hair salon, together with a self-contained flat on the first floor, access to which is from the rear. The property benefits from rear servicing.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allisop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Seller's Solicitor

M West Esq, Harrison Clark Rickerbys.
Tel: 01242 246402.
E-mail: mwest@hcrlaw.co.uk



No.	Present Lessee	Accommodation (1)	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Shop	Emma Pring	Shop 41.13 sq m (443 sq ft)	10 years from 13.06.2008 Rent review every 5th year	£8,000 p.a.	Reversion 2018
Flat	Individual	First Floor Flat	Assured Shorthold Tenancy	£5,760 p.a.	

(1) Floor areas taken from Valuation Report. Not inspected by Allisop

Total £13,760 p.a.

Chepstow

Unit C1 Chepstow Industrial Estate Bulwark Monmouthshire NP16 5QZ

- **Freehold Industrial Investment**
- Well established industrial estate
- Totalling 538.28 sq m (5,794 sq ft)
- Reversion 2025

Tenure
Freehold.

Location
Chepstow is an attractive and historic market town with a population of some 9,500, located at the western end of the original Severn Bridge, north of Junction 22 of the M4 motorway. The town is well known for its castle, racecourse and St Pierre Golf Club, a PGA Tour Course.
The property is on a well established trading estate in the Bulwark area of Chepstow, approximately 1 mile south of Chepstow town centre. Junction 2 of the M48 Motorway is approximately 1 mile to the south and is accessed via Bulwark Road and also the A466 Wye Valley Link Road.

Current Rent Reserved
£11,500 pa

Description

The property comprises an end of terrace industrial unit. Whilst the property is primarily single storey, there is two storey internal accommodation to the front, providing ancillary, office and staff accommodation and WCs. In addition, there is a temporary mezzanine area to the rear. The property has the benefit of a roller shutter loading door. The property is currently linked internally via a single doorway to the adjoining Unit C2, which does not form part of this lot.

The property provides the following accommodation and dimensions:

Total GIA 538.28 sq m (5,794 sq ft)

Floor area provided by the Seller and taken from Valuation Report. Not inspected by Allisop.

Tenancy

The entire property is at present let to DEAN JAMES (trading as Severnside Auctions) for a term of 10 years from 10th September 2015 at a current rent of £11,500 per annum.

Seller's Solicitor

M West Esq, Harrison Clark Rickerbys.
Tel: 01242 246402.
E-mail: mwest@hcrlaw.co.uk



VAT

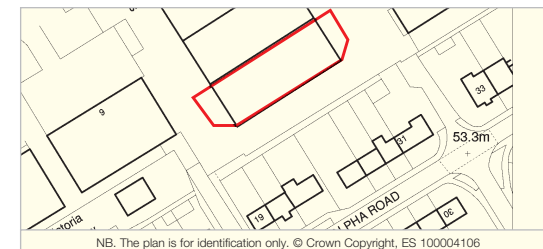
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