



## Chepstow

### 28/28A High Street

### Gwent

### NP16 5LJ

- **Freehold Shop Investment and Vacant Upper Parts**
  - Shop let on a lease expiring in 2022
  - Includes vacant upper floors with residential development potential
  - Total accommodation 252.95 sq m (2,723 sq ft)
  - Shop Rent Review April 2019
  - Current Rent Reserved
- £19,000 pa**  
**plus vacant upper floors**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

**Location**  
Chepstow is an attractive and historic market town 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 situated on High Street, the main retail thoroughfare of the town centre. Occupiers close by include Specsavers, WH Smith, Boots, Greggs and Superdrug, amongst many others.

**Description**  
The property is arranged on ground and two upper floors to provide a double fronted ground floor shop with part first floor ancillary accommodation. The remainder of the first floor and the second floor

are self-contained via an entrance fronting Bank Street at the rear, and are currently unused.

**Planning**  
The vacant upper floors may have potential for residential conversion, subject to obtaining all the necessary consents. All enquiries should be referred to Monmouthshire County Council ([www.monmouthshire.gov.uk](http://www.monmouthshire.gov.uk)).

**VAT**  
VAT is applicable to this lot.

**Documents**  
The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

**Energy Performance Certificate**  
For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
28	All About Eve Bridals (Chepstow) Limited (1)	Ground & Part First Floor (2) 110.55 sq m (1,190 sq ft)	6 years from 16.04.2016 Rent review 16.04.2019 Effectively FR & I by way of service charge	£19,000 p.a. (£9,525.36 rent deposit held)	Rent Review 2019
28A	Vacant	Part First and Second Floor (2) 142.40 sq m (1,533 sq ft)	-	-	-
		<b>Total</b>		<b>Total £19,000 p.a.</b>	

(1) All About Eve Bridalwear was incorporated in August 2002 and voted Welsh National Bridal Retailer in 2018 and every year since 2011. They also trade from a shop in Newport. Website: [allaboutvebridalwear.com](http://allaboutvebridalwear.com)  
(2) Floor areas provided by Vendor's managing agents.

