emanueljones
chartered surveyors

029 2081 1581
www.emanuel-jones.co.uk
6 Ty-Nant Court, Morganstown, Cardiff CF15 8LW

TO LET

UNIT 4, LIBRARY PLACE, MANOR WAY, CHEPSTOW, NP16 5HZ

Subject to contract & availability: Emanuel Jones for themselves and for the vendors or lessors of this property whose agents they are give notice that: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No reference to any services, fixtures or fittings shall constitute a representation (unless otherwise stated) as to the state or suitability for any intended function. Prospective purchasers or lessees should satisfy themselves as to the fitness of such items for their requirements. No person in the employment of Emanuel Jones has any authority to make or give representation or warrant whatever in relation to this property.

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LOCATION

The property is situated in Chepstow, an affluent town 16 miles south of Monmouth and 18 miles north west of Bristol. The available unit forms part of Library Place arcade where there are a mix of local and national retailers such as Lloyds bank, Principality and Curves Gym. Welsh Street car park is located in close proximity.

DESCRIPTION

The property comprises a ground floor retail unit with kitchen and WC at the rear. It benefits from rear access and an electric roller shutter.

ACCOMMODATION

The property affords the following approximate areas:-

GF Sales area:	868 ft² (80.63 m²)
GF Storage area:	110 ft² (10.25 m²)
Total area:	978 ft² (90.88 m²)

VAT

The property has been elected for VAT and will be charged where applicable.

LEASE

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

RENT

£15,000 per annum

BUSINESS RATES

We are informed that the current rateable value of the property is £11,500. However interested parties should rely on their own enquiries with the Local Authority.

EPC

The property is to be assessed.

LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred.

VIEWING

Strictly by appointment with sole agents

Contact:
David Williams/ Rhys Williams
Tel: 029 2081 1581
Email: david@emanuel-jones.co.uk
Email: rhys@emanuel-jones.co.uk

SUBJECT TO CONTRACT & AVAILABILITY

July 2016

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