

# FOR SALE/TO LET (SUBJECT TO RELOCATION)

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28 Park Place, Cardiff CF10 3BA 

## FORMER SUPERMARKET, BULWARK ROAD, CHEPSTOW NP16 5JW



- 11,029 sq. ft. gross internal area with 80 car parking spaces on a site of 1.1 acre
- Established retail and commercial location with nearby occupiers including Howdens Joinery, Plumb Centre, Spar, Londis and Dominos
- Existing retail use, other uses could include: gym, trade counter, residential - subject to planning

## Location

The historic market town of Chepstow is located 17 miles north west of Bristol and 16 miles east of Newport some 2 miles from Junction 2 of the M48 motorway.

The subject property is located on Bulwark Road a mixed residential and commercial and district retail centre 1 mile to the south of the town centre.

Nearby occupiers include: **Howdens Joinery, Plumb Centre, Spar, Londis and Dominos** as well as a variety of other local and national retailers.

The subject property is located to the western side of Bulwark Road immediately adjacent to the existing shopping parade and opposite the site of the new proposed Lidl foodstore.

## Description

The subject property comprises a purpose built supermarket of 11,029 sq.ft. Gross Internal Area with 80 car parking spaces on a site of approximately 1.1 acres.

## Planning

We are advised the property has the benefit of a retail planning permission however other suitable uses could include: gym, trade counter, residential, retirement living, subject to receipt of planning permission.

## Tenure

Freehold with vacant possession.

Alternatively leasehold offers will be considered.

## Purchase Price/Rental

On application

## Availability/Timescale

Subject to the occupier relocating to new premises.

## Rates

The current Rateable Value of the property for the period 2025/26 is based on UBR multiplier of £0.568p. The Rates Payable for 2025/26 are as follows:

**Rateable Value £130,000**

**Rates Payable £73,840**

Interested parties are advised to rely on their own enquiries to relevant Local Authority Rates Department.

## Energy Performance Certificate

On application

## VAT

All figures quoted are exclusive of V.A.T. where applicable.

## Costs

Each party is to bear their own legal and professional costs incurred in the transaction.



Fletcher Morgan is fully committed to fulfilling its obligations under the Money Laundering Regulations 2017, the Proceeds of Crime Act 2002, the Terrorism Act 2000 and other relevant legislation, for the purposes of combatting money laundering and terrorist financing.

## CONTACT

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