



Offices 21 Welsh Street

, Chepstow, NP16 5LL

£6,000 Per Annum



Description

Two Separate Office Spaces on 1st Floor - Office, new kitchen and WC, 2nd Floor - Office, Kitchen and WC. can be rented separately or together * Available Now * £11,500 pa if both office spaces rented *

Accommodation

1ST FLOOR BATHROOM FOR 2ND FLOOR SUITE
12'5" x 5'11"

1ST FLOOR SUITE OFFICE 1
18'2" Max x 12'9" Max

1ST FLOOR SUITE OFFICE 2
14'11" x 11'4"

KITCHENETTE
12'4" x 7'11"

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CLOAKROOM/W.C.
5'7" x 3'4"

2ND FLOOR SUITE OFFICE 1
22'2" Max x 13'3" Max

2ND FLOOR SUITE OFFICE 2
14'11" x 14'10"

KITCHENETTE STAFF ROOM
12'3" x 11'11"

NOTES
GAS

The 2 Office Suites are Heated by One Gas Combination Boiler, there is one Gas Meter Serving the 2 Office Suites. If Let Separately Parties will have to come to an

agreement on bill payment and allocation.

ELECTRIC

There is one Meter Serving the 2 Office Suites. If Let Separately Parties will have to come to an agreement on bill payment and allocation.

TENURE

The property is available on a new lease on terms to be agreed at a rental Â£10,000 per annum for the 1st and 2nd Floor Suites. Or the Suites are Available Separately Â£5,000 per annum for the 1st Floor Suite and Â£6,000 per annum for the 2nd Floor Suite.

The Landlord Requires a Â£3,000 per annum Maintenance Charge for the Building to Cover the Roof and the Outside of the Building. Internal Maintenance of the Building will be the Tenant's Responsibility.

SERVICES

We understand that the property benefits from mains water, electricity and drainage and Gas.

PLANNING

We advise potential tenants to make enquiries with the local authority with regards to their proposed use.

LEGAL COSTS

The tenant will be responsible for their own legal costs incurred in a transaction.