



Portwall House,
5 Bank St, Chepstow NP16 5EL

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Investment Opportunity

Prominent Grade II Listed commercial property available within the historic town of Chepstow subject to new 10 year lease and providing flexible accommodation in excess of 1500ft² over three floors.

- Prominent town centre location
- Substantial commercial accommodation
- Current passing rent of £24,000 per annum exclusive increasing to £25,000 per annum exclusive
- Parking nearby
- Excellent transport links
- Alternative uses STP

FOR SALE BY PRIVATE TREATY
Guide Price: £325,000

Court Barn, West End
Magor, Monmouthshire, NP26 3HT
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DESCRIPTION

The property provides a prominent, early 90's constructed commercial property occupying a corner position at the top of Bank Street within the heart of the popular town of Chepstow. The premises provides approximately 1520ft² of modern commercial accommodation with A1 use to the ground floor and both D1 and B1 uses to the upper floors.

The accommodation provides open plan ground floor retail space currently in A1 use benefiting from excellent frontage and display space. A staircase to the rear of the premises provides staircase leading to the first floor office providing large office and meeting room and further to the second floor providing large office and kitchenette. Toilets are provided to the ground and first floors.

The property also benefits rear access via a right of way running to the rear of Library Place.

SITUATION

The property is well positioned at the top of Bank Street at the centre of the popular town of Chepstow. Enjoying an elevated position over Bank Street, the property is just yards from the high street and Welsh Street car park.

Chepstow itself is an old market town at the approach to south-east Wales from the original Severn Bridge. There is excellent access to the Severn Bridge, providing access eastbound to Bristol city centre, Bristol Parkway railway station, the M5 interchange and London, and westbound to Newport, Cardiff and South Wales. Gloucester and the Forest of Dean are accessible via the A48. Chepstow railway station provides regular rail links, whilst the bus station provides local services and links to Cardiff, Swansea and London Victoria. The town provides a range of national and local retailers and services providers.

ACCOMMODATION

Net Internal Area (NIA)		
Ground Floor	48.46m ²	/ 521.62ft ²
First Floor	51.30m ²	/ 552.19ft ²
Second Floor	41.48m ²	/ 446.49ft ²
Total	141.06m²	/ 1520.30ft²

OUTSIDE

The property benefits from frontage to Bank Street along with rear access via a right of way running to the rear of Library Place. The large Welsh Street public car park is just yards from the property providing excellent parking provision.

SERVICES

The property benefits from mains electricity, gas, water and drainage with gas central heating connected. Interested parties are advised to make their own investigations in this regard.

PLANNING

The property is Grade II Listed and provides use Class A1 to ground floor, D1 to first floor and B1 to second floor.

BUSINESS RATES

Rateable Value from April 2026 – £15,500

TENURE

Freehold subject to existing lease agreement. Further information available from the selling agent.

RIGHTS OF WAY & EASEMENTS

The property is sold with any rights, easements or incidents of tenure which affect it.

LOCAL AUTHORITY

Monmouthshire County Council – 01633 644644

VAT

Not Applicable

VIEWING

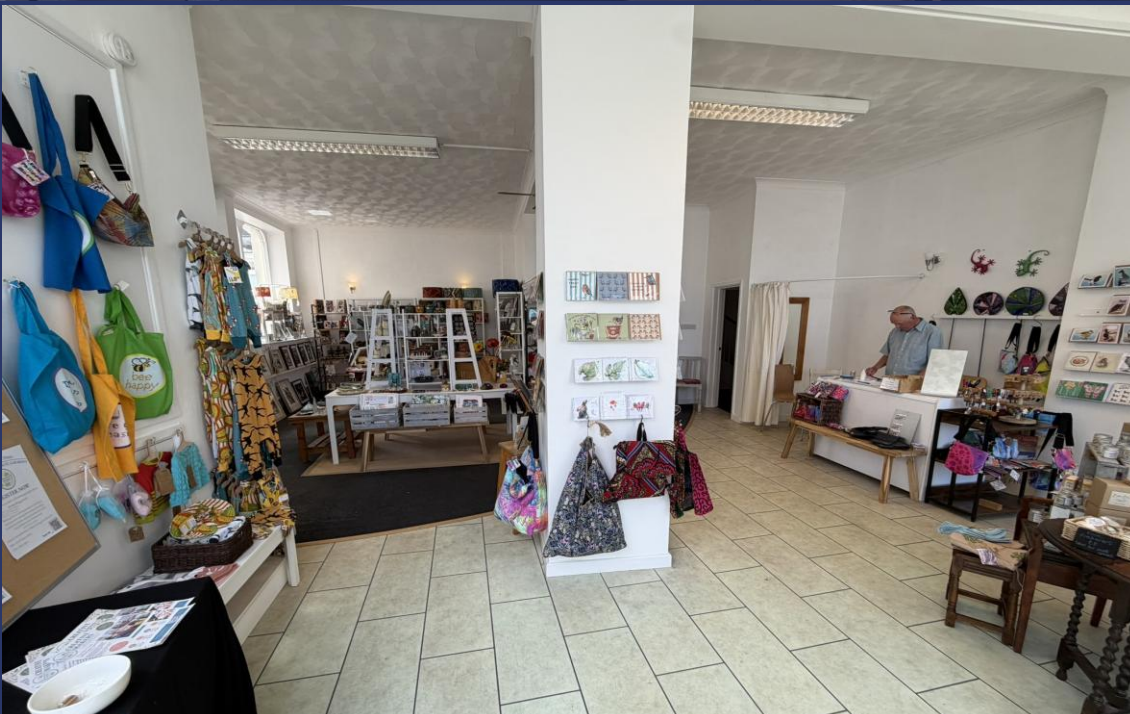
Strictly by appointment with the Agents: David James - 01633 880 220

PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.





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Plotted Scale - 1:1,250

Chepstow
Cwmbran

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Magor
Monmouth

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Wotton-under-Edge
Wroughton

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