



Iconic Historical
Grade 2 Listed Building

BRUNEL HOUSE
CHEPSTOW
NP16 5PB



FOR SALE

LOCATION

The property is located within a new 400+ housing development by Barratt Homes and is designed to boost the attraction of Chepstow living to celebrate the town's rich industrial and rural heritage.

Chepstow itself is a prosperous market town ideally located for Bristol, Cardiff and Newport.

The Town Centre, Railway Station and a Tesco Superstore are all within easy walking distance.

DESCRIPTION

The property was built in 1851 as a steam powered flour mill and later used as offices.

It is a Grade 2 listed building comprising of 3 floors and attic space with outdoor space for car parking.

ACCOMMODATION

The property comprises the following approximate areas:-

Ground Floor	3,500 sqft	327 sqm
First Floor	3,500 sqft	327 sqm
Second Floor	3,500 sqft	327 sqm
Attic Space	3,000 sqft	279 sqm
Total	12,500 sqft	1,162 sqm
Car Parking	8 spaces	

PLANNING

The property has planning consent for a variety of uses including A1, A3, B1, C2, D1 and D2.

TENURE

Freehold.

PRICE

We are seeking offers in the order of £950,000.

VAT

All figures quoted are strictly exclusive of VAT where applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations 2017, E J Hales will require any tenant / purchaser to provide proof of identity along with any other required documents.

VIEWING

Strictly by appointment through the letting agents, E J Hales, contact:
Terry Melia • Tel: 07775 910993 • E-mail: terry@ejhales.co.uk

E J Hales and the Vendor take no responsibility for any error, mis-statement or omission in these particulars. Measurements are approximate and for guidance only. These particulars do not constitute any offer or contract and neither E J Hales nor anyone in their employ have any authority to make any representation or warranty in relation to the property.



