



# 8-10 Monnow Street

Monmouth, NP25 3EE

**FOR SALE**

**TOWN CENTRE BUILDING**

**TOTAL AREA - 3,214 ft<sup>2</sup> (298.61 m<sup>2</sup>)**

- + Two retail units
- + Prime town centre location
- + Upper floors vacant

029 2081 1581

[www.emanuel-jones.co.uk](http://www.emanuel-jones.co.uk)

**LOCATION**

Monmouth is the county town of Monmouthshire and is situated 2 miles west of the boarder with England. The historic town is 30 miles north east of Cardiff and 113 miles west of London.

Monmouth is a thriving market town benefiting from sessional tourism due to it's proximity to the Wye Valley. Monmouth is accessed via the A40 to the north and south with a number of bus routes serving the local area and beyond.

Monnow Street is the primary retailing thoroughfare in the town where there is a mix of local and national retailers. The property occupies a good position towards the north of Monnow Street.

Nearby occupiers include White Stuff, Café Nero, Principality and Get Connected.

**DESCRIPTION**

The available property is a 4 storey terraced property comprising two self contained ground floor shops and self contained upper floors with potential for office or residential conversion (subject to planning).

**ACCOMMODATION**

The property provides the following approximate areas;

8 Monnow Street	537 ft <sup>2</sup>		(49.93 m <sup>2</sup> )
10 Monnow Street	705 ft <sup>2</sup>		(65.48 m <sup>2</sup> )
First Floor	502 ft <sup>2</sup>		(46.60 m <sup>2</sup> )
Second Floor	843 ft <sup>2</sup>		(78.40 m <sup>2</sup> )
Third Floor	627 ft <sup>2</sup>		(58.20 m <sup>2</sup> )

Total Upper Floors 1,972 ft<sup>2</sup> | (183.20 m<sup>2</sup>)

**TENANCIES**

**8 Monnow Street** – Let to Vanilla on a 5 year effective FRI lease expiring February 2022 at £17,000 per annum. The lease is subject to a break clause in February 2019 on giving no less than 6 months prior written notice.

**VAT**

8 Monnow Street is elected for VAT, however, 10 Monnow Street and the upper floors are not.

**TENURE**

Freehold.

**PURCHASE PRICE**

£400,000 for the freehold interest.

**BUSINESS RATES**

We have been informed that the rateable values are as follows;

8 Monnow Street - £17,250

10 Monnow Street - £19,750  
(Includes Upper Floors)

Interested parties should rely on their own enquiries with the Local Authority.

**EPC**

8 Monnow Street - Band E

10 Monnow Street - Band C

**LEGAL COSTS**

Each party to bear their own legal and professional costs incurred.

**VIEWING**

Strictly by appointment through sole agents Emanuel Jones:-

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

SUBJECT TO CONTRACT AND AVAILABILITY



July 2018

**8-10 Monnow Street**  
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