



103-105 Monnow Street

Monmouth, NP25 3EG

FOR SALE

TOWN CENTRE BUILDING
GROUND FLOOR - 566 ft² (52.54 m²)

- + A1 use
- + Prime town centre location
- + Maisonette at rear

029 2081 1581

www.emanuel-jones.co.uk

LOCATION

Monmouth is the historic county town of Monmouthshire and is situated 2 miles west of the border with England. The town is 30 miles north east of Cardiff and 113 miles west of London. The town 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 is situated close to the junction/corner with the B4293 Road. Monmouth weekend market and car park are located in close proximity.

Nearby occupiers include Waitrose, Estero Lounge and the Robin Hood public house.

DESCRIPTION

The available property is a 3 storey mid terraced building comprising a ground floor retail unit with a self contained two bed maisonette at first and second floor level.

The retail unit consists of open plan retail space with a small office, single WC & kitchen towards the rear. The maisonette is accessed at the rear of the property through a side lane. The lane is for pedestrians only.

The property is located within Monmouth's conservation area.

ACCOMMODATION

The property provides the following approximate areas;

103-105 Monnow Street 566 ft² | (52.54 m²)
(Ground Floor)

The Snicket 705 ft² | (65.48 m²)
(First and Second Floor)

TENANCIES

103-105 Monnow Street – Let to Tidings of Monmouth Ltd on a 10 year effective FRI lease expiring 29th September 2021 at a passing rent of £16,000 per annum. The lease is subject to upward only rent reviews in years 3, 6 and 9.

The maisonette is currently vacant but has most recently achieved a rental of £415.00 pcm.

VAT

The property has not been elected for VAT.

TENURE

Freehold.



PURCHASE PRICE

£275,000 for the freehold interest.

BUSINESS RATES

We have been informed that the rateable value is as follows;

103-105 Monnow Street - £21,000

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

EPC

103-105 Monnow Street - Band C

The Snicket - To be assessed

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
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SUBJECT TO CONTRACT AND AVAILABILITY



August 2018

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