



TO LET/FOR SALE

Monmouth

102 Monnow Street
NP25 3EQ

Retail Sales

Approx. 233.56 sq m (2,514 sq ft)

3 Bedroom Flat

Prime Town Centre Opportunity
Between Waitrose & Marks & Spencer
Close to Public Car Parks
Available Immediately

Quoting £40,000 per annum



Regulated by RICS





LOCATION

MONMOUTH is a thriving border town at the confluence of the Rivers Wye and Monnow. The town, with a population of around 10,000, offers an excellent selection of individual shops, supermarkets, restaurants and pubs.

The property is conveniently located on Monnow Street, fronting the prime retail pitch. The unit sits between Waitrose and Marks & Spencer Simply Foods in a very prominent position opposite the entrance to the bus station and close to main shoppers car parks.. Nearby occupiers include Fatface, Mackays, Orange, M&S Simply Food, Waitrose, Edinburgh Woollen Mill, Boots and Coffee #1.

DESCRIPTION

The property is a period Grade II Listed property arranged over ground and two upper floors. Ground and first floors have until recently been used as showroom accommodation with a 3 bedroom flat at 2nd floor. To the rear of the property is a garden area, parking space and single detached garage which lies diagonally opposite the side entrance to Waitrose.

We believe that the property is suitable for a range of uses to include retail, restaurant or office accommodation, subject to gaining the necessary consents.

ACCOMMODATION

GROUND FLOOR SALES	55.83 sq m	(601 sq ft)
GROUND FLOOR REAR	67.63 sq m	(728 sq ft)
FIRST FLOOR	110.09 sq m	(1185 sq ft)
SECOND FLOOR	3 bed flat	
TOTAL	233.55 sq m	(2,514 sq ft)

RATING ASSESSMENT

The following information is taken from the valuation office website. Interested parties are recommended to make their own enquiries.

RATING ASSESSMENT	£40,000
RATES PAYABLE 2011/12	£17,120

PLANNING

We believe that the property benefits from an A1 retail consent.

LOCAL AUTHORITY

Monmouthshire Council, County Hall, Cwmbran, NP44 2XH, Tel 01633 644644. Fax 01633 644644

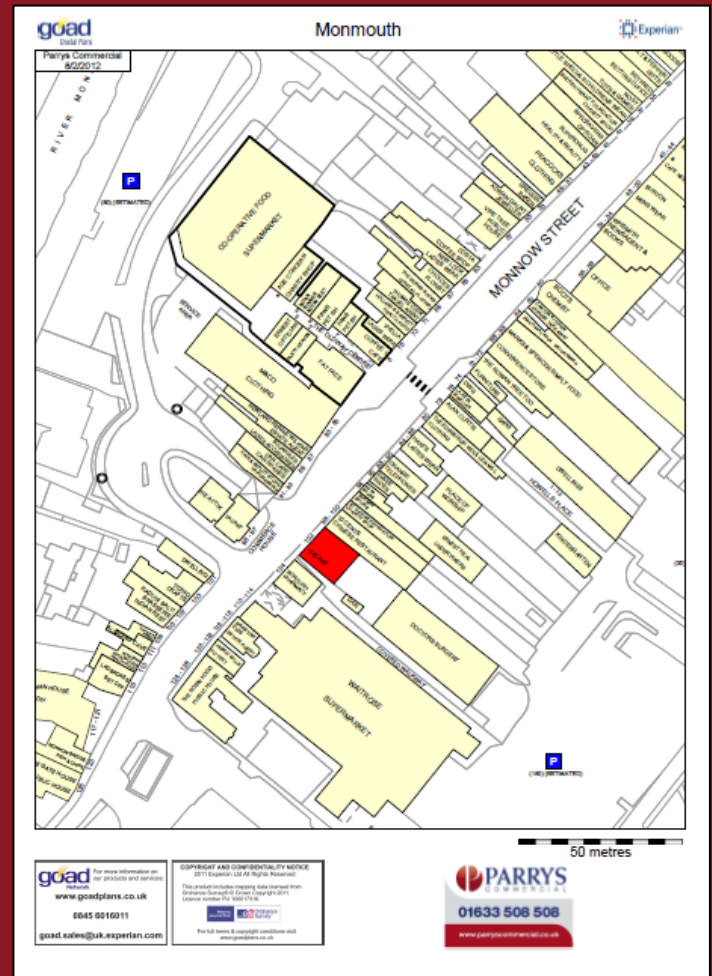
PROPOSAL

The property is available to let as a whole at an annual rent, by way of a new full Repairing and Insuring Lease, for a term of years to be agreed at an annual rent of **£40,000 per annum**. Leasehold offers would also be considered on a floor by floor basis. Alternatively, our Client would consider a freehold sale of the property offers based upon **£600,000**.

LEGAL COSTS

Each party will be responsible for their own legal and professional costs incurred in the transaction.

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Plans are provided for identification purposes only and should not be relied upon for any other purpose.

VIEWING

Should you wish to obtain any further information regarding the property, please contact one of the Surveyors below. Alternatively, additional photographs and plans, where available, can be viewed on our website by visiting www.parryscommercial.co.uk and typing "102 Monnow Street" into the quick search box.

RICHARD WEBB

DDI 01633 508 505 E richard.webb@parryscommercial.co.uk

OR OUR JOINT AGENT JENKINS BEST



HENRY BEST

029 2034 0033 E henry@jenkinsbest.co.uk

01633 508 508

www.parryscommercial.co.uk

Wentwood House • Langstone Business Village
Newport • South Wales • NP18 2HJ

F 01633 508 507 E info@parryscommercial.co.uk



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