



# 16 Agincourt Square, Monmouth, NP25 3DY

**TO LET**

**SELF CONTAINED UPPER FLOORS**  
**1,026 sq ft (95.30 sq m)**

- + B1 (office) planning use
- + Alternative uses available
- + £12,000 per annum

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[www.emanuel-jones.co.uk](http://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. Monmouth is a thriving market town benefiting from sessional tourism due to its 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.

Agincourt Square forms part of the primary retailing district within the town where both national and local retailers are present. The property is situated directly opposite the historically significant Grade I\* listed Shire Hall. Notable occupiers in close proximity include Barclays, HSBC and Joules.

**DESCRIPTION**

16 Agincourt Square is a mid terraced Grade II listed Georgian building with accommodation over four floors. The ground floor and basement has been let to Cordells with the self contained upper floors currently vacant.

The upper floors were previously used as office accommodation and consist of stud partitioned walls, WC's and small kitchen area.

**ACCOMMODATION**

The property provides the following approximate areas;

|              |             |  |              |
|--------------|-------------|--|--------------|
| First Floor  | 442 sq ft   |  | (41.09 sq m) |
| Second Floor | 584 sq ft   |  | (54.21 sq m) |
| Total        | 1,026 sq ft |  | (95.30 sq m) |

**LEASE TERMS**

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

**RENT**

£12,000 per annum exclusive for the upper floors.

**BUSINESS RATES**

We are informed that the rateable values of the property are as follows;

First and second floor - £7,100

We understand the property benefits from Wales' Small Business Rates Relief Scheme.

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

**USE**

The upper floors currently have B1 (office) planning use.

**VAT**

The property has not been elected for VAT.

**EPC**

The property has an energy performance certificate in Band E (101-125).

**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



October 2019

**16 Agincourt Square,**  
Monmouth, NP25 3DY

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