



13 Monnow Street, Monmouth, NP25 3EF

TO LET

PROMINENT RETAIL UNIT
886 sq ft (82.35 sq m)

- + Ground floor shop with basement
- + Prime town centre location
- + Alternative uses available subject to planning

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. Monmouth is a thriving market town benefiting from seasonal 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.

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.

DESCRIPTION

The property comprises a mid-terraced ground floor retail accommodation with basement.

ACCOMMODATION

The property provides the following approximate areas;

Ground Floor Sales	629 sq ft (58.45 sq m)	VAT
Ground Floor Office/ Store	257 sq ft (23.90 sq m)	To be confirmed.
Basement	Not Measured	

Total 886 sq ft | (82.35 sq m) Each party to bear their own legal and professional costs incurred.

LEASE TERMS

The property is available on the basis of a new lease for a term of years to be agreed.

RENT

£15,000 per annum.

BUSINESS RATES

The rateable value of the property is £20,750 however we understand due to the Covid legislation an occupier will not be liable to pay rates till April 2021.

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

EPC

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

77 This is how energy efficient the building is.

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 / Leo Llewellyn
Email: david@emanuel-jones.co.uk
leo@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



September 2020

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