



Unit 1, 69-73 Monnow Street, Monmouth, NP25 3EW

TO LET

HIGH STREET RETAIL UNIT

1,056 sq ft (98.08 sq m)

- + Prime location
- + Entire building
- + A1 planning use

029 2081 1581

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 in a prime position close to a number of national occupiers such as M&S, Coffee #1 and Fat Face.

The entrance to The Oldway Centre is a short walk where there is a public car park.

DESCRIPTION

The available property is a 3 storey mid terraced retail unit. The ground floor consists of an open plan shop whilst the upper floors provide cellular rooms that were previously used for stock storage, staff kitchen and WC's.

There is mains water and electricity with heating from a mixture of ceiling comfort cooling cassettes and wall mounted heaters.

ACCOMMODATION

The property has been measured on a net internal area and provides the following areas;

Ground Floor	632 sq ft		(58.67 sq m)
First Floor	170 sq ft		(15.83 sq m)
Second Floor	254 sq ft		(23.58 sq m)
Total	1,056 sq ft	 	(98.08 sq m)

LEASE TERMS

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

USE

The property benefits from A1 planning use.

There is potential for alternative uses subject to planning consent.

VAT

We understand that the property has been elected for VAT.

**RENT**

£23,000 per annum.

BUSINESS RATES

We are informed that the rateable value of the property is £21,000.

For the year 22/23, the rates payable for retail/hospitality will be at 50%.

Under normal conditions, the rates payable would be £11,130 (UBR £53.5p).

Interested parties should make their own enquiries with the Local Authority.

EPC

The property is 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: Rhys Williams / Carlo Piazza
Email: rhys@emanuel-jones.co.uk
carlo@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



June 2022

**Unit 1, 69-73 Monnow Street
Monmouth, NP25 3EW**

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