



11 Agincourt Square, Monmouth, NP25 3DY

TO LET

PROMINENT RETAIL UNIT
1,702 sq ft (158 sq m)

- + Ground floor shop
- + 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. The town is accessed via the A40 to the north and south with a number of bus routes serving the local area and beyond.

The property occupies a good position in Agincourt Square which is in close proximity to the prime retailing pitch in Monmouth. Other retailers in close proximity include Principality and Caffé Nero.

DESCRIPTION

The property benefits from glazed frontage onto Monnow Street and comprises a ground floor retail area with basement, first and second floor accommodation.

ACCOMMODATION

The property provides the following approximate areas;

Ground Floor Front	361 sq ft		(34 sq m)
Ground Floor Store	184 sq ft		(17 sq m)
Basement	360 sq ft		(33 sq m)
First Floor	429 sq ft		(40 sq m)
Second Floor	368 sq ft		(34 sq m)

Total 1,702 sq ft | (158 sq m)

LEASE TERMS

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

USE

The property benefits from mixed use A1 to the ground floor and A3 to the first floor.

Alternative uses available to planning, subject to planning.

RENT

£15,000 per annum.

BUSINESS RATES

We are informed that the rateable value of the property is £16,500. Using the 2022/23 UBR (0.535) the rates payable are £8,827.50

Under current Coronavirus legislation we understand, retail, leisure and hospitality businesses in Wales will receive 50% non-domestic rates relief for the year 2022/23.

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

EPC

To be assessed

VAT

To be confirmed.

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 / Carlo Piazza
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SUBJECT TO CONTRACT AND AVAILABILITY



October 2022

11 Agincourt Square,
Monmouth, NP25 3DP

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