



2 - 4 MONNOW STREET
MONMOUTH, NP25 3EE

 DAVID JAMES

2 - 4 MONNOW STREET

MONMOUTH NP25 3EE

Prime commercial property set in a prominent position at the top Monnow Street overlooking the historic Agincourt Square. Accommodation is set over four floors extending to approx. 2,642 sq.ft. providing a range of potential use and redevelopment opportunities (STP).

- Grade II Listed commercial property
- Prominent position within town of Monmouth
- Dual frontage
- Potential for alternative uses (STP)

By Private Treaty
Guide Price: £165,000

Court Barn, West End
Magor, Monmouthshire, NP26 3HT
magor@david-james.co.uk
Tel 01633 880220
www.david-james.co.uk

DESCRIPTION

An opportunity to purchase a Grade II Listed, dual fronted commercial property set in a prominent position at the top of Monnow Street overlooking the historic Agincourt Square.

The property benefits from accommodation over four floors with access points to the front and side elevations providing flexible use and redevelopment opportunities subject to planning.

Requiring sympathetic modernisation throughout, the property provides an excellent investment or redevelopment opportunity in the popular market town of Monmouth.

SITUATION

The property is well positioned within the heart of the historic town of Monmouth with frontage onto both Agincourt Square and main thoroughfare of Monnow Street. Monmouth is an expanding town of over 10,000 population but serving a much larger area and benefits from excellent transport links to both the Midlands, South Wales and West County.

The town also benefits from an excellent choice of well-known schools both in the state and independent sector, as well as a good balance of local and national retailers situated in the main street including, Waitrose, Marks and Spencer Simply Food and White Stuff etc.

ACCOMMODATION

The ground floor arcade space extends to approximately 696sq ft comprising open plan area to the front with large window display space directly onto the main High Street of Monmouth town centre.

To the rear of the ground is additional space arcade space, with stairs leading down to the basement understood to have previously been in use as a bar.

Internal access from the ground floor and side access from Monnow Street is provided to the staircase accessing the first and second floors providing a range of accommodation previously utilised as additional commercial space however providing potential for a range of residential conversion (STP).

The property provides light and spacious accommodation with excellent ceiling height throughout.

	sqm	sqft
Basement	71.70	771.80
Ground Floor	64.66	695.97
First Floor	55.23	594.54
Second Floor	53.90	580.14

BUSINESS RATES & COUNCIL TAX

Floor Level	-	Ratable Value (current)
Basement/ GF	-	£13,500
First Floor	-	£ 5,000
Second Floor	-	£ 4,350

PLANNING

The ground floor is understood to benefit from a Sui Generis commercial use however interested parties are advised to make their own investigations with regards use class of the property.

TENURE

Freehold with vacant possession on completion. A telecommunications mast to the roof is also available subject to separate negotiation.

SERVICES

We understand that the property benefits from mains water, drainage and electric.

VIEWING

Strictly by appointment with David James Tel: 01633 880220

LOCAL AUTHORITY

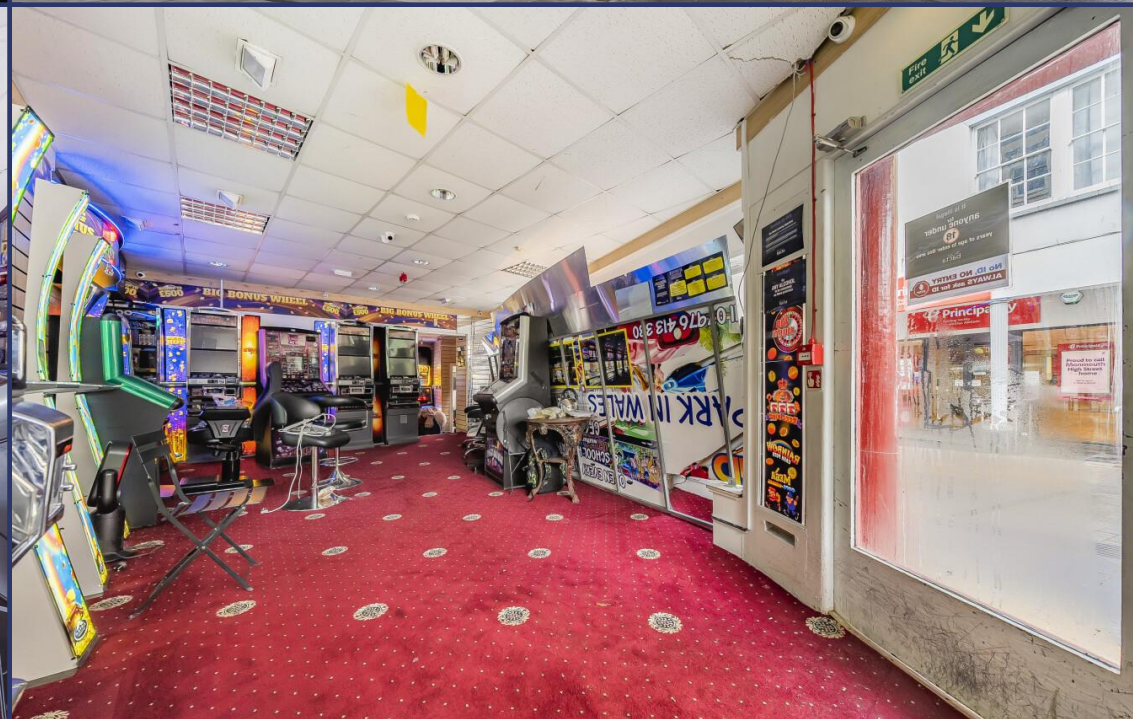
Monmouthshire County Council - 01633 644644

PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.





Monnow Street, Monmouth, NP25

Approximate Area = 2731 sq ft / 253.7 sq m

For identification only - Not to scale

