



37-39 St Mary's Street  
Monmouth, NP25 3DD

 DAVID JAMES

# 37-39 St Mary's Street

Monmouth, NP25 3DD

A prime opportunity to purchase a unique, Grade II Listed commercial property situated at the heart of the popular town of Monmouth. The property provides commercial accommodation having been in educational use for many years with potential for alternative uses and additional development subject to planning (STP).

- Grade II Listed commercial property
- Potential for alternative uses STP
- Town centre location
- Excellent transport links

**FOR SALE BY PRIVATE TREATY**  
Offers in the region: £275,000

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www.david-james.co.uk

## DESCRIPTION

Dating back to the 19<sup>th</sup> century, 37 – 39 St Marys Street provides a unique opportunity to purchase a substantial period property with potential for a variety of uses.

The properties form a symmetrical and characterful period frontage arranged over three storeys, constructed of painted brick elevations beneath a pitched tiled roof. The property retains a number of original architectural features including traditional sash windows, pedimented doorcases and stone dressings.

Internally, the accommodation is arranged to provide a range of office and ancillary spaces across 3 floors, offering flexible use options or redevelopment (STP). The properties benefit from separate entrances, together with a central arched passageway providing access to the rear.

The properties also feature Basement storage beneath 37 St Mary Street, walled garden to the rear and former changing room block with potential for office / workshop use (STP)

## SITUATION

The property is situated on St Mary's Street within the historic market town of Monmouth, just a short walk from the town centre and the principal retail thoroughfare of Monnow Street. Monmouth benefits from excellent transport connections, with convenient access to the A40 and A449, providing links to the Midlands, South Wales and the West Country.

The town offers a strong mix of independent and national retailers, together with a wide range of cafés, restaurants and public houses, supporting a vibrant and well-established trading environment. Monmouth is also renowned for its highly regarded schooling, including the Haberdashers' Monmouth Schools and Monmouth Comprehensive School, all located within close proximity of the property.

## SERVICES

The properties benefit from mains water, electric and drainage. Mains gas is connected however purchasers will be required to arrange meter installation to the new supply.

## AGENTS NOTE

We are advised the neighbouring properties benefit from pedestrian rights of way via central arched passageway and garden. Further information available from the agents.

## ACCOMMODATION

Approximately 2700ft<sup>2</sup> Gross Internal Area (GIA)  
Ground floor office space is self contained and benefits from access points to the front of the property. Extending to approximately 2362 ft<sup>2</sup>.

First floor space accessed by two separate staircases, providing 5 rooms and connecting the properties over the central Carriage Arch.

The second-floor accesses via two staircases provides 4 principal rooms including a kitchen.

## Gross Internal Areas (GIA)

| Floor                        | Area (sq ft)               | Area (sq m)                |
|------------------------------|----------------------------|----------------------------|
| Basement                     | 220                        | 20.40                      |
| Ground Floor                 | 780                        | 72.50                      |
| First Floor                  | 700                        | 65.00                      |
| Second Floor                 | 662                        | 61.50                      |
| Outbuilding                  | 331                        | 30.70                      |
| <b>Total (excl. passage)</b> | <b>2,693ft<sup>2</sup></b> | <b>250.10m<sup>2</sup></b> |

## TENURE

Freehold with vacant possession on completion.  
No. 39 is subject to a flying freehold over the basement of Tudor house.

## OUTSIDE

The property benefits from access off St Marys Street through the central Carriage Arch, leading to the rear garden area which is bound by a mix of stone and brick walls.

## RIGHTS OF WAY & EASEMENTS

The property is sold with any rights, easements or incidents of tenure which affect it.

## PLANNING

Interested parties are advised to make their own investigations with the local authority. Pre-application advice has been sought from Monmouthshire County Council in relation to proposed change of use from Education Use (D1) to Residential Use (C3 & C4) and alternatively to Tourism or Business Uses (B1, C1, D2 and Sui Generis) the principles of which are deemed acceptable subject to detailed considerations. Any change of use or re-development of the property will be subject to full planning and listed building consent. Further information on responses to the Pre-application is available from the agents.

## LOCAL AUTHORITY

Monmouthshire County Council – 01633 644644

## VIEWING

Strictly by appointment with the Agents: David James –  
Tel 01633 880 220

## VAT

We are advised that VAT is not applicable on the sale

## 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.



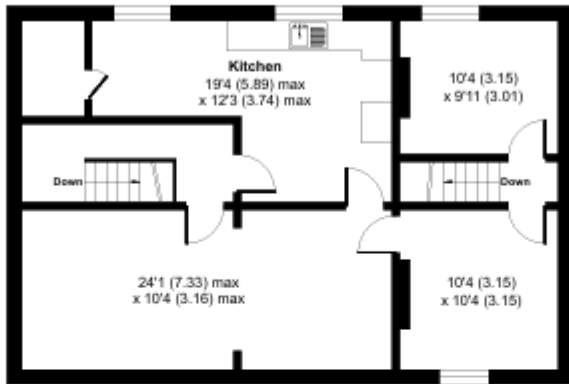
|   |   |                           |
|---|---|---------------------------|
| 37-39 St. Mary Street<br>MONMOUTH<br>NP25 3DD |   | Energy rating<br><b>C</b> |
| Valid until<br><b>23 March 2036</b>           | Certificate number<br><b>1405-6204-3998-2588-0019</b> |                           |

|   |   |                           |
|---|---|---------------------------|
| Rear Building in the Courtyard<br>Rear 37-39 St Mary Street<br>Monmouth<br>NP25 3DD |   | Energy rating<br><b>E</b> |
| Valid until<br><b>23 March 2036</b>   | Certificate number<br><b>3854-9354-6623-6717-9622</b> |                           |

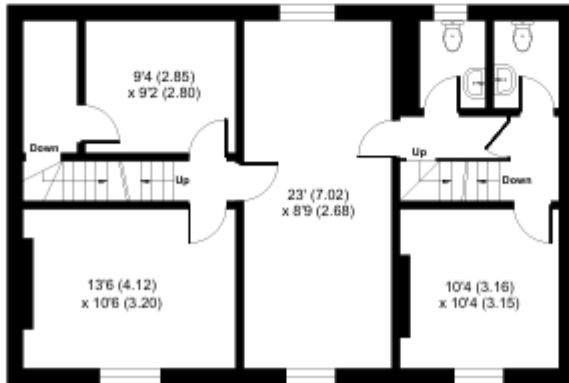
## St. Mary Street, Monmouth, NP25

Approximate Area = 2362 sq ft / 219.4 sq m (excludes passageway)  
 Outbuilding = 331 sq ft / 30.7 sq m  
 Total = 2693 sq ft / 250.1 sq m

For identification only - Not to scale



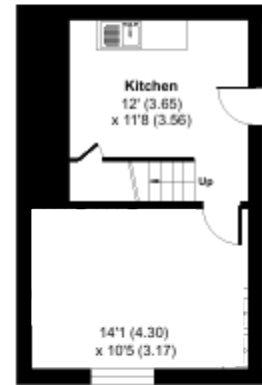
SECOND FLOOR



FIRST FLOOR

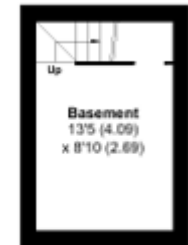
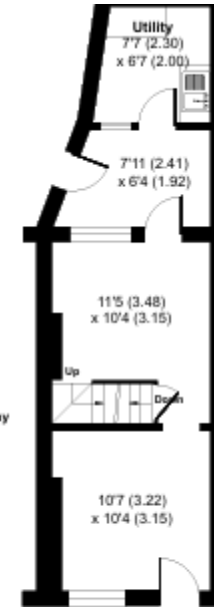


OUTBUILDING



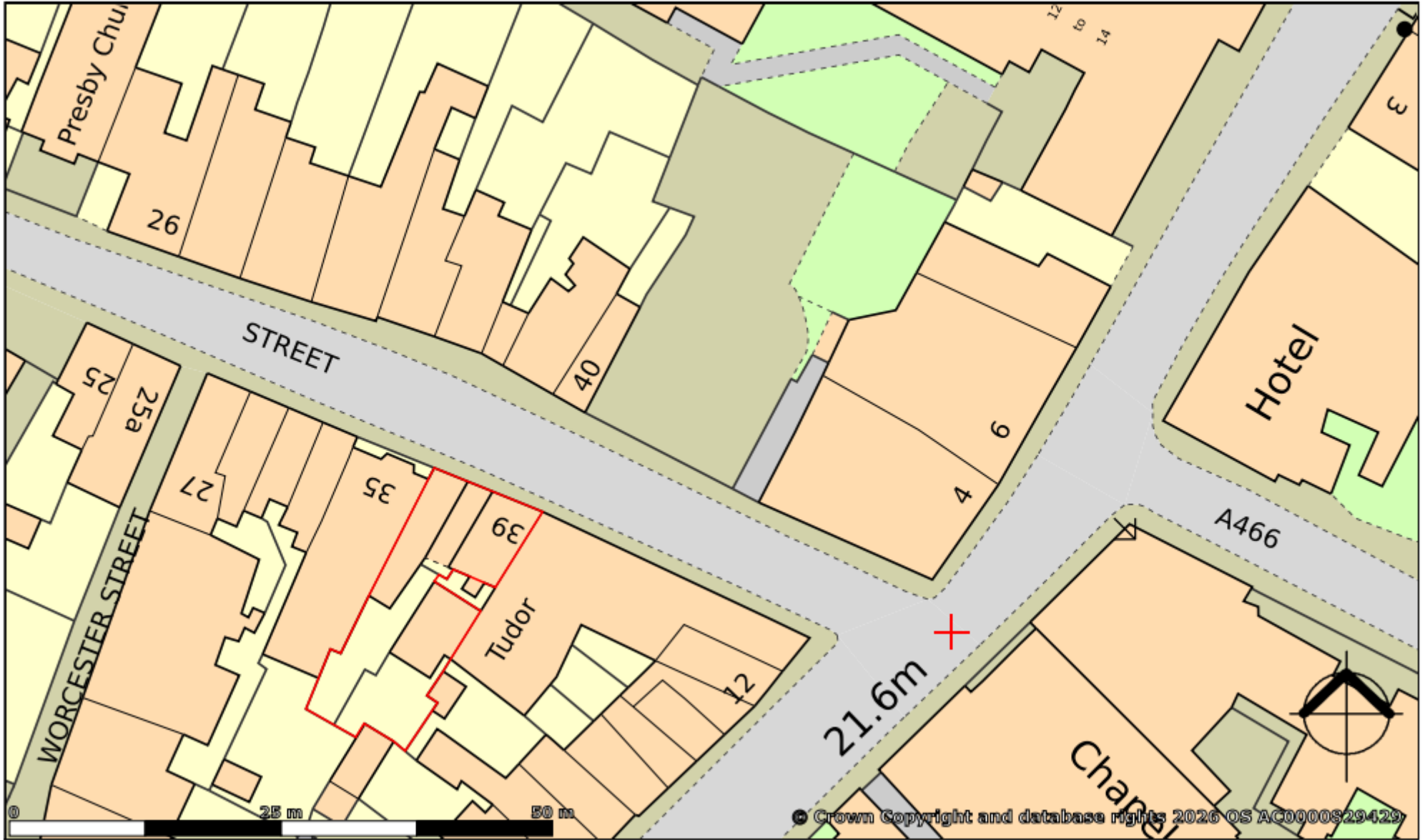
GROUND FLOOR 1 / 2

Passageway



LOWER GROUND FLOOR





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Plotted Scale - 1:500

Chepstow 01291 626775  
Cwmbran 01633 868341

Magor 01633 880220  
Monmouth 01600 712916

Wotton-under-Edge 01453 843720  
Wroughton 01934 864300