



TO LET

- Office and Forecourt Space
- Suitable for alternative uses STP
- Good access
- Excellent Transport links
- Popular industrial estate location

The Old Filling Station

Wonastow Road, Monmouth, NP25 5AH

Guide Rent: £15,000 per annum

A single-storey unit providing approximately 426.61ft² of Office space with ancillary toilets and approximately 368.39 m² / 3965 ft² of forecourt space.

DESCRIPTION

A prominent commercial unit set on Wonastow Road within the historic town of Monmouth. The unit provides office and storage space. An external forecourt area in front of the unit extends to approx. 368.39 m² 3965 ft². Toilet facilities are provided.

LOCATION

The property is well positioned within the market town of Monmouth with frontage onto the busy Wonastow Rd. The town is well linked with excellent road networks providing easy access to the Midlands, South Wales and the West Country. It also benefits from an excellent variety of both local and nationwide retailers including Waitrose, Marks and Spencer Simply Food, White Stuff and Coffee#1.

ACCOMMODATION

Ground Floor approximately 426.61ft²
Forecourt approx. 368.39 m² 3965 ft²

SERVICES

Mains water, drainage
CCTV connected on site

TERMS OF TENANCY

The tenancy will be written under the statute of the Landlord and Tenant Act 1954 excluding the renewal provisions contained within s24 to s28 of the same. Ideally the Tenancy term will be for at least 3 years with the Tenant occupying on Internal Repairing terms with the Landlord responsible for structural insurance of which the premium will be recoverable from the Tenant. Tenant responsible for all outgoings including rates and services.

DEPOSIT

A deposit of 2 months' rent will be requested from the Tenant. This will be returned minus any appropriate deductions at the cessation of the Tenancy.

BUSINESS RATES

Rateable value - £5,000

SERVICE CHARGE

TBC

SETUP FEE

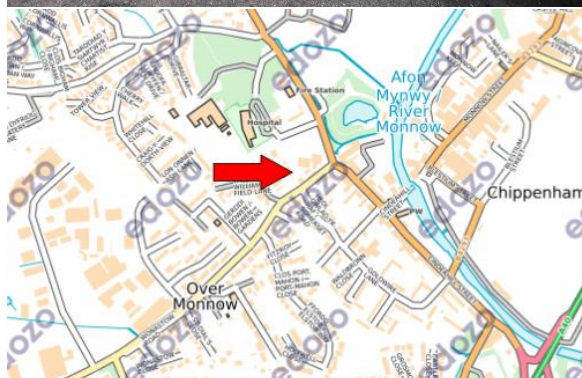
The tenant will contribute £350 (plus VAT) towards the preparation of the lease agreement.

LOCAL AUTHORITY

Monmouthshire County Council – 01633 644644

VIEWING

Strictly by appointment with the Agents: David James, tel 01633 880 220



PLANS AND PARTICULARS Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for such error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective applicant. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Both plan and particulars are believed to be correct. They do not constitute any part of any offer or contract and any intending applicants must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. All such statements are made without responsibility on the part of David James or the landlord. Applicants must satisfy themselves that they are happy to put forward an offer once they have made their own enquiries as to any planning applications or flight paths and satisfied their personal requirements. David James do not accept any responsibility for act of omission.

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.