



Unit 3, Rockfield Road

Monmouth, NP25 5AU

TO LET

MODERN NEW BUILD RETAIL UNIT
1,500 ft² (139.35 m²)

- + Prominent road side location
- + Restaurant/take away use

029 2081 1581

www.emanuel-jones.co.uk

LOCATION

Monmouth District Centre is located on Rockfield Road on the periphery of the Monmouth Town Centre. Rockfield Road is located just off the A40 which in turn leads to the M50 and M4. Monmouth has an immediate population of around 10,000, and the town offers an excellent selection of individual shops, supermarkets, restaurants, pubs and a wide variety of other amenities.

The site is located within 0.5 miles of the new Barretts housing development which is due to provide 370 new homes.

The tenants represented in the parade are Co-op convenience store, Vets 4 Pets, Fish and Chips.

DESCRIPTION

Newly built Ground floor retail unit with restaurant and takeaway consent. The development benefits from 34 car spaces.

ACCOMMODATION

The property provides the following approximate areas;

Ground Floor 1,500 ft² | (139.35 m²)

LEASE TERMS

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

USE

The property benefits from A3 planning use. There is potential for alternative uses subject to planning consent.

VAT

The property has been elected for VAT and will be charged where applicable.



For illustrative purposes only

RENT

£27,500 per annum exclusive for the whole building.

BUSINESS RATES

The property is to be assessed.

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:

David Williams / Rhys Williams

Email:

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SUBJECT TO CONTRACT AND AVAILABILITY



October 2017

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