



16 Agincourt Square, Monmouth, NP25 3DY

FOR SALE / TO LET

TOWN CENTRE RETAIL UNIT
2,282 sq ft (212.00 sq m)

- + A2 planning use
- + £310,000 for freehold
- + £15,000 per annum

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. Monmouth is a thriving market town benefiting from sessional tourism due to its proximity to the Wye Valley.

Monmouth is accessed via the A40 to the north and south with a number of bus routes serving the local area and beyond.

Agincourt Square forms part of the primary retailing district within the town where both national and local retailers are present. The property is situated directly opposite the historically significant Grade I* listed Shire Hall. Notable occupiers in close proximity include Barclays, HSBC and Joules.

DESCRIPTION

16 Agincourt Square is a mid terraced Grade II listed Georgian building with accommodation over four floors.

The vacant ground floor and basement area was most recently used as a building society. The ground floor consists of sales area with security partitioning, two WC's towards the rear and access to the garden area. The basement provides ancillary storage and staff kitchen area.

The self contained first and second floors were previously used as offices. Planning permission has been granted for a three bed maisonette although no works have been carried out. Planning Application Number: DM/2018/00386.

ACCOMMODATION

The property provides the following approximate areas;

Ground Floor	670 sq ft		(62.25 sq m)
Basement	586 sq ft		(54.45 sq m)
First Floor	442 sq ft		(41.09 sq m)
Second Floor	584 sq ft		(54.21 sq m)

Total	2,282 sq ft		(212.00 sq m)
-------	-------------	--	---------------

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.

RENT

£15,000 per annum exclusive for the ground floor and basement.

PURCHASE PRICE

£310,000 for the freehold interest.

BUSINESS RATES

We are informed that the rateable values of the property are as follows;

Ground floor and basement - £19,000
First and second floor - £7,100

Interested parties should rely on their own enquiries with the Local Authority.

USE

The ground floor and basement benefits from A2 planning use. There is potential for alternative uses subject to planning consent.

VAT

The property has not been elected for VAT.

EPC

The property has an energy performance certificate in Band E (101-125).

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: david@emanuel-jones.co.uk
rhys@emanuel-jones.co.uk

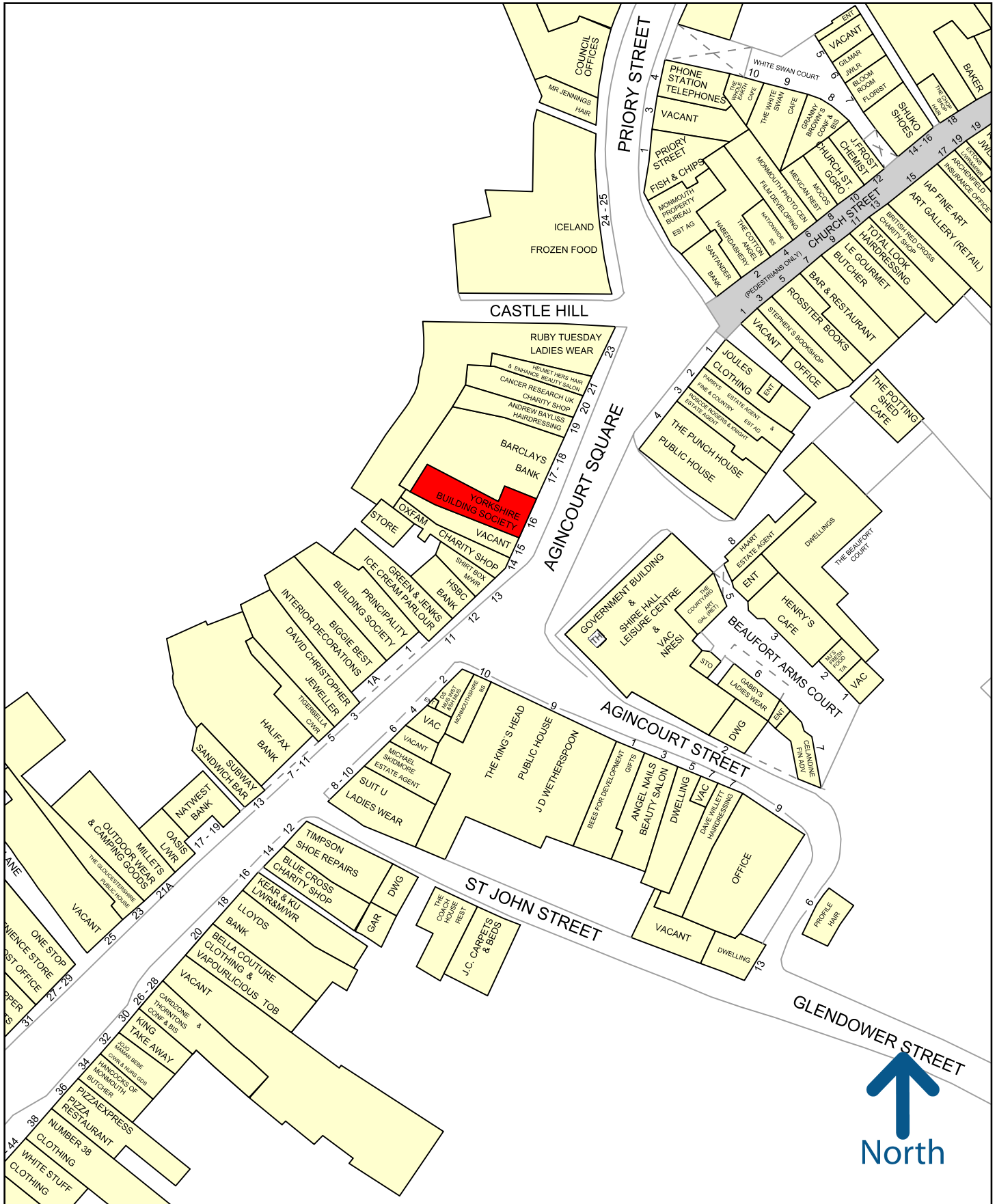
SUBJECT TO CONTRACT AND AVAILABILITY



February 2019

16 Agincourt Square,
Monmouth, NP25 3DY

Subject to contract & availability: Emanuel Jones for themselves and for the vendors or lessors of this property whose agents they are give notice that: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No reference to any services, fixtures or fittings shall constitute a representation (unless otherwise stated) as to the state or suitability for any intended function. Prospective purchasers or lessees should satisfy themselves as to the fitness of such items for their requirements. No person in the employment of Emanuel Jones has any authority to make or give representation or warrant whatever in relation to this property.



50 metres

Experian Goad Plan Created: 14/02/2019
Created By: Emanuel Jones



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

For more information on our products and services:
w.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011