



TO LET

- Ground floor office space
- Prominent town centre location
- Private parking to the property
- Excellent transport links

6 Agincourt Street

Monmouth, NP25 3DZ

£17,000 per annum plus VAT

High quality ground floor office accommodation within a prominent Grade II Listed property. Well positioned within the town of Monmouth and providing flexible accommodation in excess of 1270ft² and the benefit of extensive private parking. |

DESCRIPTION

Extensive ground floor commercial space within an impressive Grade II Listed property. The property provides approximately 1270ft² of office space split into five large rooms all benefitting high ceilings and excellent natural light with large reception area to the front and ancillary space including kitchen and toilets.

Set just yards from the busy high street of Monmouth, the property is in an excellent position for access to the town centre and to the road network via the A40. A large car park is set immediately to the north east of the property within the private grounds.

LOCATION

The property is set on Agincourt Street within the historic town of Monmouth and just yards from Monnow Street. The town is well linked with excellent road networks providing easy access to the Midlands, South Wales and the West Country.

Monmouth also benefits from an excellent variety of both local and nationwide retailers including Waitrose, Marks and Spencer Simply Food, White Stuff and Coffee#1 along with a range of restaurants and pubs. Local schooling is exceptionally well regarded and includes the renowned Harberdashers Schools and Monmouth Comprehensive all within walking distance.

The town provides a range of national and local retailers and services providers.

SERVICES

Mains water, drainage and electric are understood to be connected.

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 5 years with the opportunity of a Break Clause, if desired with the Tenant occupying on Full 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 from April 2023 - £11,500

SETUP FEE

The tenant will contribute £500 (plus VAT) toward the preparation of each Tenancy Agreement.

PLANNING

Assumed A2 Financial and Professional Services and B1 Business Use. Interested parties are advised to make their own investigations with the local authority.

LOCAL AUTHORITY

Monmouthshire County Council – 01633 644644

VIEWING

Strictly by appointment with the Agents: David James - 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.