



26 - 28 Monnow Street

Monmouth, NP25 3EE

PRIME SHOP TO LET

1,899 sq ft
(176.42 sq m)

- Quoting Rent £37,500 pax
- The premises are in an excellent position within the Town Centre
- Ground Floor Sales 1,067 sq. ft.
- First Floor Ancillary and Staff Amenities
- Well Configured, Open Plan Unit
- Current Use A1 - Other Uses Considered Subject to Planning

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Summary

Available Size	1,899 sq ft
Rent	£37,500 per annum
Rates Payable	£15,478 per sq ft
Rateable Value	£27,250
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (76)

Location

The property is located in an excellent position on Monnow Street within Monmouth Town Centre. Monnow Street is the principal retail thoroughfare within the Town serving as the main retail destination for the local population. Notable occupiers in the vicinity include Cook, Crewe Clothing, Specsavers, Millets and Pizza Express.

Description

The property comprises a well configured two storey mid-terrace retail property with prominent glass frontage and customer access directly from Monnow Street. The ground floor provides an open plan sales area with restricted staff access to the rear yard space where there is a container for additional storage. At the rear left there is a staircase that leads to the first floor ancillary space and staff welfare facilities. Deliveries are made via Monnow Street.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales	1,067	99.13
1st - Ancillary	712	66.15
Outdoor - Storage Container	120	11.15
Total	1,899	176.43

Terms

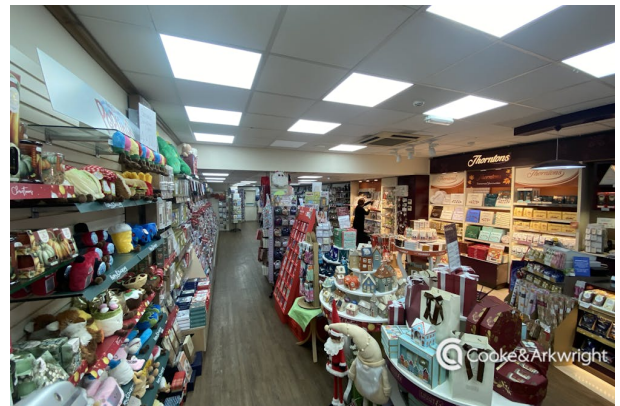
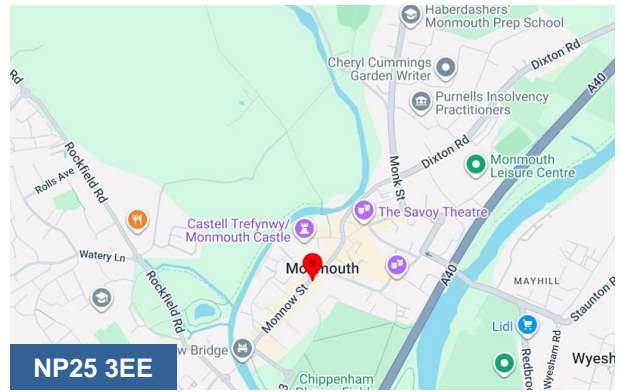
The property is available by way of a new lease, terms to be agreed.

Anti-Money Laundering (AML) Regulations

In accordance with Anti-Money Laundering Regulations the tenant will be required to provide satisfactory proof of identity at the point of agreement of heads of terms.

Viewings

By appointment with sole letting agents Cooke & Arkwright.



Viewing & Further Information



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