



TO LET

- High quality retail space
- Excellent High Street location
- Business Name and goodwill available by separate negotiation
- Large window display
- Storage to the rear
- Prominent town centre location

92 Monnow Street

Monmouth, NP25 3EQ

£13,000 per annum

A ground floor unit providing in excess of 510ft² of high-quality retail space benefiting from a prime High Street position within the popular town of Monmouth.

Business Name and goodwill available by separate negotiation

DESCRIPTION

A prominent ground floor retail unit set within the heart of the historic town of Monmouth with frontage onto Monnow Street. The unit provides open plan space with a large display window to the front offering flexible accommodation with direct pedestrian access from the main High Street of Monmouth. The property is finished to a high standard and provides modern, light accommodation. The unit benefits from kitchen and WC to the first floor.

LOCATION

The property is well positioned within the heart of the historic town of Monmouth with frontage onto the main thoroughfare of Monnow Street. 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, amongst others.

ACCOMMODATION

92 Monnow Street – Ground Floor approximately 510ft² Net Internal Area (NIA)

SERVICES

Mains water, electric, gas and drainage are connected to the property. Internet is available, potential tenants are advised to make their own enquires regarding the type and speed.

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 opportunity of a Break Clause, if desired 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 - TBC

SETUP FEE

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