



## Mountjoy House

St Mary Street, Monmouth, NP25 3DD

 DAVID JAMES

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A prime opportunity to purchase a unique commercial property situated at the heart of the popular town of Monmouth. The property has been in educational use for many years with potential for alternative uses and additional development subject to planning.

- Prominent Commercial Property
- Currently in Educational Use
- Re-development potential (Subject To Planning)
- Town centre location
- Excellent transport links

**FOR SALE BY PRIVATE TREATY**  
Offers In Excess Of: £300,000

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Magor, Monmouthshire, NP26 3HT  
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Tel 01633 880 220  
www.david-james.co.uk

## DESCRIPTION

A rare opportunity to acquire a former public house currently utilised as educational purposes, occupying a prominent corner position at the junction of St James Street and St Mary's Street in the heart of Monmouth.

The property benefits from excellent footfall and visibility, positioned within a highly desirable predominantly residential street. The property is considered suitable for a range of potential uses including community, educational, health or childcare uses while the scale and character of the property would be suitable for alternative uses subject to obtaining the relevant planning consents.

Internally, the accommodation is arranged over ground, first and second floor within the three storey element of the property providing large classrooms benefitting from excellent natural light. Expansive corridor space links the accommodation internally and is considered flexible for alternative layout options. A basement providing additional storage accommodation is accessed via an internal staircase to the front classroom.

## SITUATION

The property is situated on the corner of St Mary's Street and St James's Street within the historic market town of Monmouth, just a short walk from the town centre and the principal retail thoroughfare of Monnow Street. Monmouth benefits from excellent transport connections, with convenient access to the A40 and A449, providing links to the Midlands, South Wales and the West Country.

The town offers a strong mix of independent and national retailers, together with a wide range of cafés, restaurants and public houses, supporting a vibrant and well-established trading environment. Monmouth is also renowned for its highly regarded schooling, including the Haberdashers' Monmouth Schools and Monmouth Comprehensive School, all located within close proximity of the property.

## OUTSIDE

The property benefits from access off St Marys Street via a paved pedestrian path bounded by a retaining wall to adjacent car park.

## SERVICES

The properties benefit from mains water, electric and drainage.

## ACCOMMODATION

(All floor areas provided are approximate and on Net Internal Area (NIA) basis)

Ground floor office accommodation extends to approximately 82.44m<sup>2</sup>/887.38ft<sup>2</sup> comprising two large classrooms to both the front and rear of the property.

First floor accommodation extends to approximately 83.11m<sup>2</sup>/894.59ft<sup>2</sup> again with two large classrooms set to the front and rear along with toilets.

To the second floor is further accommodation extending 22.06m<sup>2</sup>/237.45ft<sup>2</sup> within the three storey element of the property and providing additional classroom/storage space

The property benefits from additional cellar storage available.

## TENURE

Freehold with vacant possession on completion.

## RIGHTS OF WAY & EASEMENTS

The property is sold with any rights, easements or incidents of tenure which affect it.

## PLANNING

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 –  
Tel 01633 880 220

## VAT

We are advised VAT is not applicable on the sale.

## AGENTS NOTE

Parking spaces within the adjoining, private car park may be available by way of short-term licence arrangements and is subject to separate negotiations.

## PLANS AND PARTICULARS

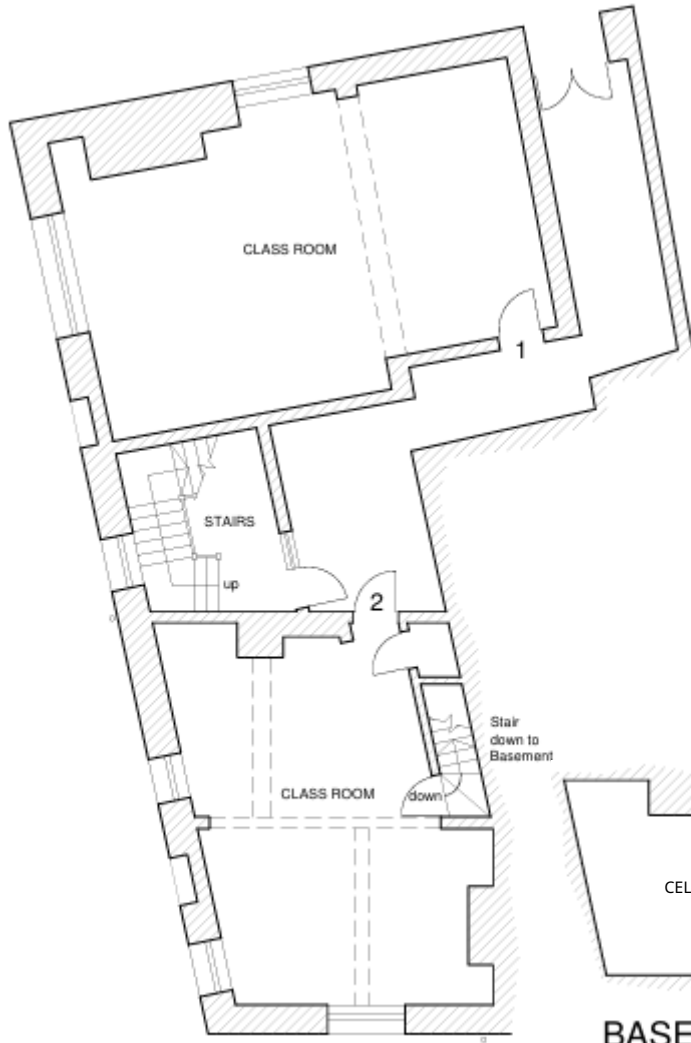
The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

## WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

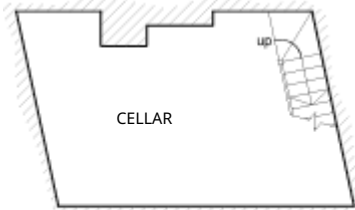
The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.



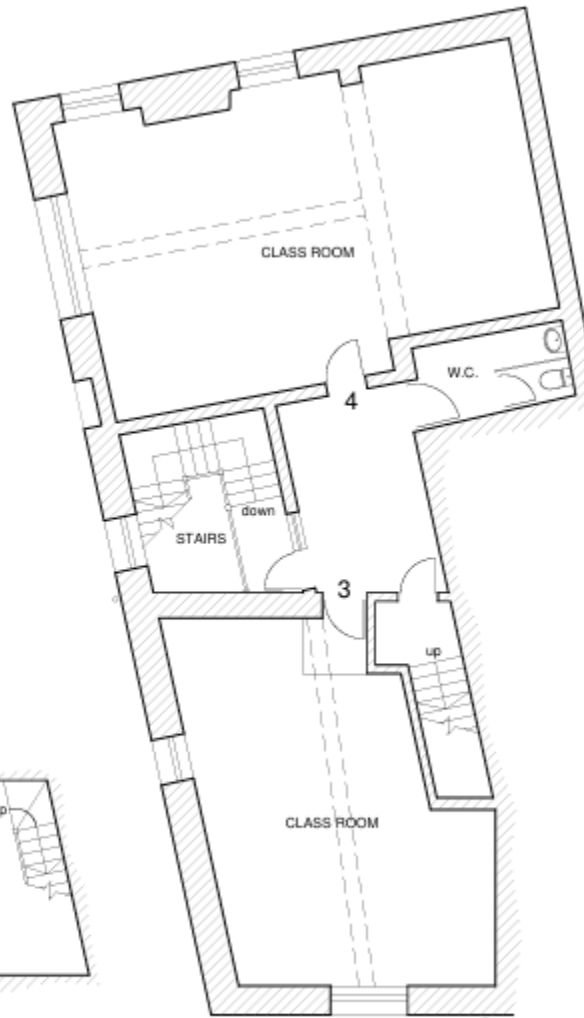
FLOOR PLAN – NOT TO SCALE FOR IDENTIFICATION PURPOSES ONLY



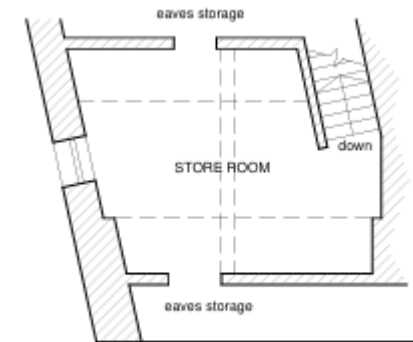
GROUND FLOOR



BASEMENT FLOOR



FIRST FLOOR



SECOND FLOOR

## ENERGY PERFORMANCE CERTIFICATE

This property's energy rating is D.

