



2a Drybridge Street,  
Monmouth, NP25 5AD

 DAVID JAMES

# 2a Drybridge Street, Monmouth, NP25 5AD

## TO LET

- **Ground Floor commercial property with rear extension**
- **Prominent position on Drybridge Street**
- **Former veterinary surgery – approx. 1,208 ft<sup>2</sup> (NIA) ground floor**
- **Flexible commercial use (STC)**
- **Large enclosed rear yard/parking area**

**To Let**  
**£16,000 per annum**

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## DESCRIPTION

A well-presented detached commercial property providing ground floor commercial accommodation prominently positioned on Drybridge Street, Monmouth. The ground floor provides commercial accommodation extending to approximately 1,208 sq.ft (NIA), having operated for many years as a veterinary surgery. The layout includes a reception/waiting area, multiple consulting/office rooms and ancillary storage, offering potential for a range of commercial uses (subject to planning).

Constructed of rendered brick under a tiled roof, the property benefits from a large rear yard/parking area enclosed and accessed directly from Drybridge Street.

## SITUATION

The property is well positioned within the heart of the historic town of Monmouth benefitting from frontage onto Drybridge Street, just a short walk from the High Street. Drybridge Street provides excellent access to the A449 less than half a mile from the property with commuter access to the Midlands, South Wales and the West Country. The Town enjoys a good balance of individual private shops as well as nationally run outlets situated in the main street including, Waitrose, Marks and Spencer Simply Food, White Stuff and Coffee#1 etc.

## ACCOMMODATION

Ground floor commercial accommodation briefly comprises waiting room, reception, consulting rooms, office, and various clinical area including x-ray and theatres. The accommodation is considered adaptable for alternative uses/layout.

## BUSINESS RATES & COUNCIL TAX

Ground Floor - Rateable Value from April 2026 - £15,250

## SETUP FEE

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

## ENERGY PERFORMANCE CERTIFICATE

Ground floor rating D

## OUTSIDE

A large rear yard/parking area enclosed and accessed directly from Drybridge Street.

## PLANNING

The property has most recently been in Veterinary use to the ground floor with associated residential accommodation to the first floor. Interested parties are advised to make their own investigations in relation to planning.

## 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.

## LOCAL AUTHORITY

Monmouthshire County Council – 01633 644644

## SERVICES

We understand mains services are connected including gas central heating.

## VIEWING

Strictly by appointment with the Agents: David James - 01633 880220  
Ref: 8124 Date: 19/3/2026

## 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.



