

**43 MONNOW STREET**  
MONMOUTH, NP25 3EF



**PRIME SHOP TO LET**  
GROUND FLOOR SALES - 940 SQ FT



The premises is situated midway along Monnow Street, the main retailing thoroughfare in Monmouthshire town centre. The premises is situated adjacent to Superdrug and British Heart Foundation, with other nearby occupier including Joules, Cafe Nero, White Stuff, Pizza Express and Specsavers Opticians.

#### DESCRIPTION

The premises comprises an open plan ground floor sales area with an option of further ancillary accommodation on the first floor comprising 915 sq ft. The premises is accessed directly from Monnow Street.

#### TERMS

The premises is available to let via a new sub lease for a term to be agreed on internal repairing and insuring terms.

Quoting rent **£26,000 pax**

#### RATEABLE VALUE

The 2017 Rateable Value for the premises is:

Rateable value **£21,750**

Rates payable **£11,441**

Interested parties are encouraged to make their own enquiries with the Local Rating Authority.

#### EPC RATING

TBC

#### ACCOMMODATION

The premises provides the following approximate areas and dimensions:

Gross Frontage	4.09 m	13 ft 04 ins
Net Frontage	3.46 m	11 ft 04 ins
Internal Width	3.79 m	12 ft 04 ins
Shop Depth	25.12 m	82 ft 04 ins
Ground Floor Sales	87.33 sq m	940 sq ft

#### PLANNING

We understand that the premises benefits from A1 use however other uses will be considered subject to the tenant obtaining all necessary planning consents.

#### LEGAL COSTS

Each Party to bear their own legal costs in dealing with this transaction.

#### VAT

The premises is elected for VAT.



#### VIEWING

To be arranged via sole letting agents:-  
Ryan Pratt [ryan.pratt@coark.com](mailto:ryan.pratt@coark.com) 029 2034 6306

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