



6 Agincourt Street
Monmouth, NP25 3DZ

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A prime opportunity to purchase a substantial, detached Grade II Listed commercial property situated at the heart of the popular town of Monmouth with walled garden and extensive parking. The property provides high quality commercial accommodation with potential for alternative uses and additional development subject to planning.

- Grade II Listed commercial property
- Office accommodation over ground and first floors
- Development potential STP
- Vehicular access
- Private parking
- Town centre location
- Excellent transport links

FOR SALE BY PRIVATE TREATY

Guide Price: £550,000

Court Barn, West End
Magor, Monmouthshire, NP26 3HT
magor@david-james.co.uk
Tel 01633 880 220
www.david-james.co.uk

DESCRIPTION

Dating back to the 17th century, 6 Agincourt Street provides an impressive three storey property of roughcast render external elevations under a Welsh slate roof with sash windows and a wrought iron balcony to the first floor. Internally the property retains a range of impressive period features and has been maintained to an excellent standard with renovations to the first floor in recent years providing modern, high quality office space.

Extending to approximately 3500ft² of accommodation, the property has been in office use for many years over ground and first floors with the second floor providing unconverted space with an abundance of period features.

A walled garden provides extensive private parking and mature gardens to the side of the property. The property provides an excellent opportunity for continued commercial use or potential for conversion to residential accommodation subject to planning. The large parking area provides further potential for additional development subject to planning.

SITUATION

The property is set on Agincourt Street within the historic town of Monmouth and just yards from 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 along with a range of restaurants and pubs. Local schooling is exceptionally well regarded and includes the renowned Harberdashers Schools and Monmouth Comprehensive all within walking distance.

SERVICES

The properties benefit from mains water, electric and drainage.

ACCOMMODATION

Ground floor office space is self contained and benefits from access points to the front and side of the property. Extending to approximately 1270ft², the accommodation is subdivided into five main rooms with large reception room to the front along with ancillary space including kitchen and toilets.

First floor space is accessed via a separate staircase to the side of the property and is currently utilised as serviced office space comprising five individual offices and communal kitchen area. The space extends to approximately 1090ft² with shared toilet facilities.

The second floor provides unconverted storage space of approximately 1050ft² accessed via an internal staircase from the first floor and currently utilised as storage space. The area provides an abundance of character and retention of period features including exposed beams and would be considered suitable for conversion to additional commercial space or residential accommodation subject to planning.

TENURE

Freehold with vacant possession on completion.

OUTSIDE

Vehicular access to the walled garden and private parking is via the adjacent Glendower Street Car Park with the garden providing a mix of lawned garden and mature borders. To the front of the property mature borders are surrounded by wrought iron railings adjacent to Agincourt Street providing immediate pedestrian access to the town centre.

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 01453 843720

VAT

The guide price stated is exclusive of VAT whether or not chargeable

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



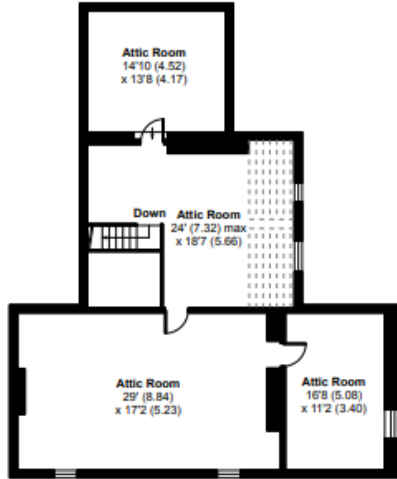
Agincourt Street Monmouth, NP25

Approximate Area = 4316 sq ft / 401 sq m

Limited Use Area(s) = 88 sq ft / 8.1 sq m

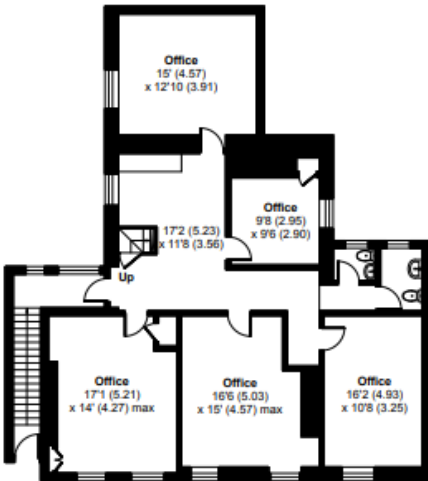
Total = 4404 sq ft / 409.1 sq m

For identification only - Not to scale

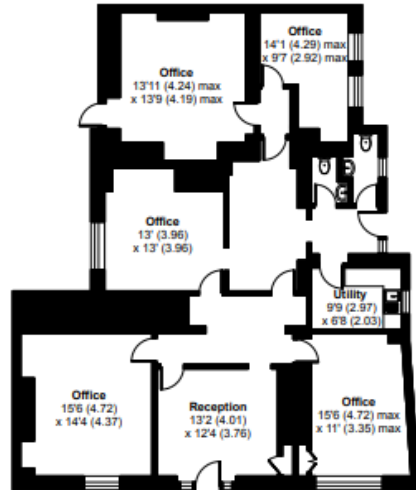


Denotes restricted head height

SECOND FLOOR

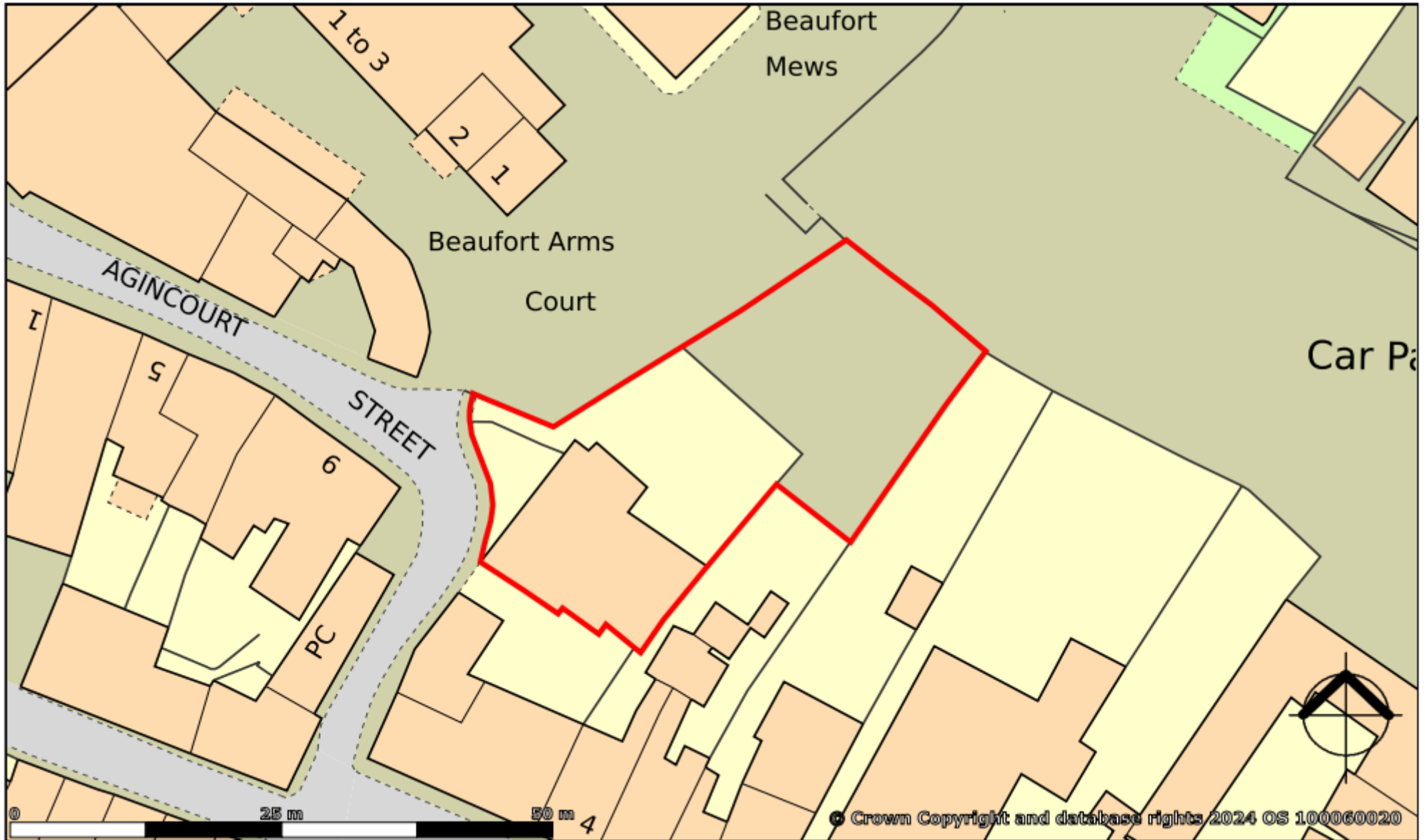


FIRST FLOOR



GROUND FLOOR





created on edozo

Plotted Scale - 1:500