



15 MONNOW STREET, MONMOUTH NP25 3EF

Retail unit on busy Monnow Street close to Millets, Lloyds Bank, Halifax, other multiples and independents

Available **TO LET** on a new lease

Ground floor - **total NIA 1,583 sq ft (147.1 sq m)** plus additional first floor offices / storage and **off-road parking**

stuarthogg
property consultants
www.stuarthogg.com
01874 622697

LOCATION

The unit is located on the busy Monnow Street, the main retailing pitch in Monmouth town centre. Key retailers include Waitrose, M&S Simply Food, Caffè Nero, Boots, Fat Face and White Stuff, all located within a quarter mile of the subject property with many other multiple and independent retailers represented.

DESCRIPTION

Ground floor retail unit with large glazed timber shop front. Formerly used as a banking hall but suitable for a range of high street uses.

There is potential for additional space to be included on the first floor by negotiation.

Off-road parking can also be provided.

SERVICES

Mains electricity, gas, water and mains drainage are connected.

FLOOR AREAS

The ground floor has a net internal area of approximately **147.1 sq m (1,583 sq ft)**. The first floor comprises a net internal area of **69 sq m (743 sq ft)** including offices and storage rooms.

TERMS

A new internal repairing and insuring lease is available on terms to be agreed at a rental of £39,000 per annum exclusive.

BUSINESS RATES

The property has a Rateable Value of £36,250 in the 2023 Rating List which is subject to appeal. Further information is available from the letting agents.

VAT

No VAT will be payable on the rent.

EPC

The full certificate and recommendations can be provided on request.

ASBESTOS

It is the responsibility of the owner or tenant of the property and anyone who has control over it and / or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012. The detection of asbestos and asbestos-related compounds is beyond the scope of the letting agents and accordingly we recommend you obtain advice from a specialist source.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

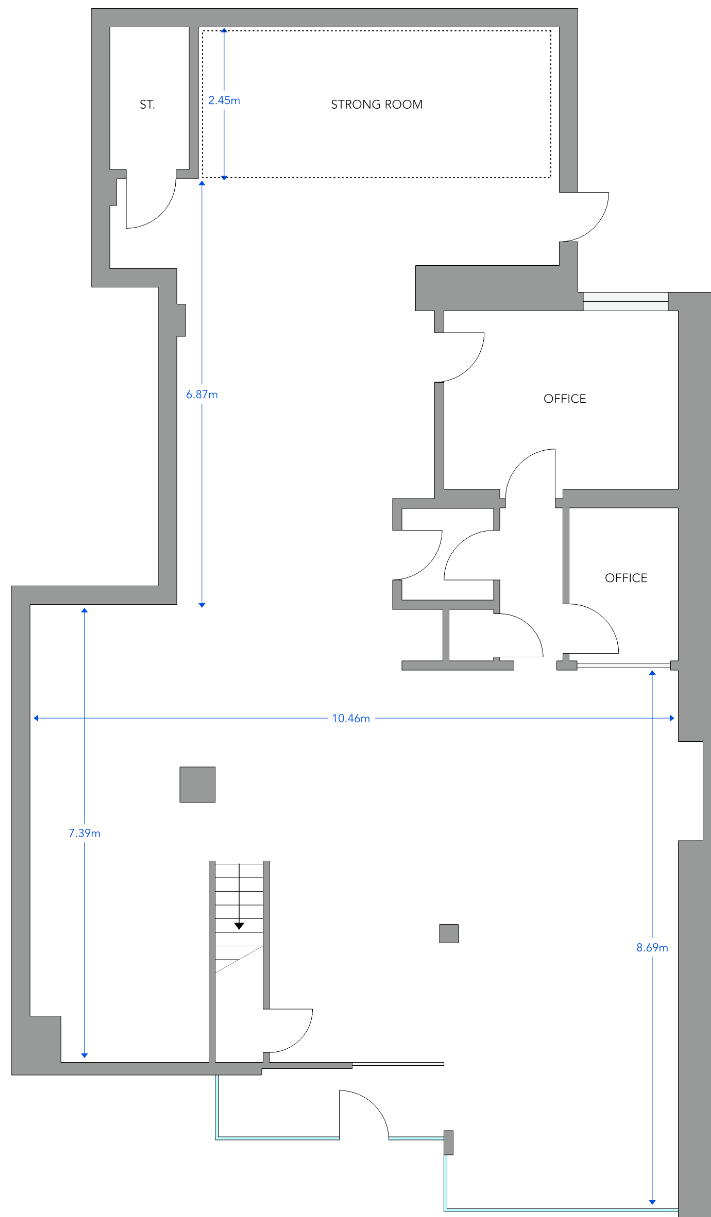
VIEWING & FURTHER INFORMATION

For further information please contact agents:

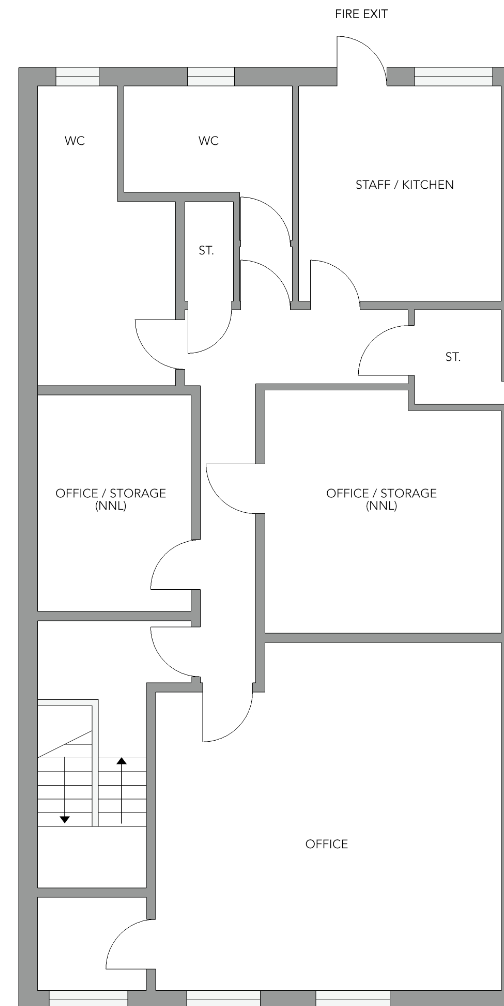
Stuart Hogg - Stuart Hogg Property Consultants
M. 07723 923770
T. 01874 622697 or 029 2125 0050
E. sh@stuarthogg.com



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GROUND FLOOR



FIRST FLOOR



15 MONNOW STREET

SUPERDRUG

SALT & PEPPER

MILLETS

HALIFAX

W H SMITH

WHITE STUFF

PIZZA EXPRESS

LLOYDS BANK

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