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Town and country properties

SHOP & FREEHOLD OF 3 STOREY BUILDING 16 Monnow Street, Monmouth



An excellent investment opportunity to acquire the Freehold of mid-terraced, 3 storey building on the busy Monnow Street with a yield of 8%. The Ground Floor shop has a new 5-year lease (£9,600 p.a.) and has a WC/store and a back entrance. The apartment above has been sold with a 125-year lease and is set on 2 floors with its own access to the main street.

Asking price of £120,000



The shop and flat pay a total of £2400 per annum for water rates, a parking space each and the sinking fund to cover any repairs and maintenance required to the roof and exterior.

There is an informal private parking arrangement for a space for both the flat and shop across the road at the end of Nailors Lane on a 12 monthly basis.

The building is Grade II listed and has a textured rendered exterior with inset wooden windows and doors.

From Monnow Street there is an inset/recess with a door into the communal passageway and a part glazed door leads into;

GROUND FLOOR SHOP: 3.40m x 8.00m (11'2" x 26'3")

Tall three-sided, bay shop window to front. Electric panel heater and fan heater over door. Power points, low voltage spotlights to ceiling and Fire Alarm system. A Fire escape door at the back leads out to a communal inner courtyard serving the apartment and a terraced house and a part glazed door leads into a single storey;

OUTBUILDING: STORE ROOM: 1.46m x 2.4m
With door into separate; **CLOAKROOM:** With WC and wall mounted corner basin with tiled splashback.

THE APARTMENT:

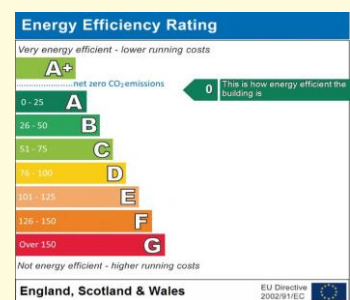
Let on a 125 years lease. Accessed via the communal passageway leading to a central courtyard. The entrance hall has a staircase to the First Floor Landing, off which is a Cloak Room, a fitted Kitchen and the Sitting Room. The stairs lead up to the second-floor landing off which are two Bedrooms and a Shower Room. There is a gas fired central heating with radiators throughout as well as power points. Hard wired fire alarm system. Mains water, electricity gas & drainage. Council tax band D.

SERVICES:

Mains water, electric and drainage.

DIRECTIONS:

From our office walk down Monnow Street and the shop is next to Lloyds Bank on your left.



Telephone: 01600 772929

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www.roscoerogersandknight.co.uk

Roscoe Rogers and Knight would like to draw your attention to the following notes:

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.

