

FOR SALE

RESIDENTIAL INVESTMENT
8 SELF CONTAINED FLATS



1 WORCESTER STREET
MONMOUTH
MONMOUTHSHIRE
NP25 3DF

BLADEN COMMERCIAL PROPERTY CONSULTANTS LTD

Brunel House, 11 The Promenade, Clifton, Bristol BS8 3NG Tel: 0117 287 2006
Archway House, Welsh Street, Chepstow, Monmouthshire NP16 5LL Tel: 01291 440100

www.bladenproperty.co.uk

LOCATION

The property is located in Monmouth, on Worcester Street, a central area of the town. Monmouth is a county town and has a thriving town centre and three supermarkets, and benefits from direct access to the A449.

DESCRIPTION

The property comprises a 3 storey period building having been previously used as a brewery and printers, having been converted to residential use some 25 years ago.

The building is arranged as 8 No. self contained flats.

The building is of solid brick construction under a pitched slate roof with a rear flat roof area. Rainwater goods are cast iron.

Fenestration is by way of timber casement windows. Entrance doors are timber framed.

The flats are generally in need of modernisation/refurbishment.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) the property comprises the following (approx.) areas:-

Description	sq m	sq ft
Ground Floor		
Flat 6 (Studio)	31.03	334
Flat 7 (1 Bed)	47.37	510
Flat 8 (2 Bed)		
First Floor		
Flat 3 (2 Bed)	46.29	498
Flat 4 (Studio)	25.60	275
Flat 5 (Studio)	35.07	378
Second Floor		
Flat 1 (1 Bed)	41.07	442
Flat 2 (1 Bed)	44.15	475

TENURE

The property is available freehold.

We are further advised the property is let at the following rents:

Description	Rent Per Month
Ground Floor	
Flat 6 (Studio)	£575.00
Flat 7 (1 Bed)	£650.00
Flat 8 (2 Bed)	£675.00
First Floor	
Flat 3 (2 Bed)	£700.00
Flat 4 (Studio)	£525.00
Flat 5 (Studio)	£525.00
Second Floor	
Flat 1 (1 Bed)	£650.00
Flat 2 (1 Bed)	£600.00
Total Gross Rental Income:	£4900.00

(Some flats may be vacant at the time of viewing).

ASKING PRICE

£600,000.00 (Six hundred thousand pounds).

COUNCIL TAX

The Valuation Office Agency website states the flats are each currently assessed for Council Tax as:

Band B
Amount Payable 2025/2026:
£1701.26 (per flat)

Interested parties are advised to make their own enquiries with Monmouthshire County Council to ascertain the exact rates payable.

COSTS

Each party to bear their own legal costs incurred in the transaction.

PLANNING

We have not made enquiries with Monmouthshire County Council with regards to the current planning consent, however, we have assumed that the property has planning for C3 (Residential Dwelling) under the Town & Country Planning (Use Classes) Order 1987 (Wales). Interested parties are advised to make their own enquiries to ensure their proposed use would be permitted.

These particulars are issued on the understanding that all negotiations respecting any properties are undertaken through Bladen Property Consultants Ltd. Bladen Property Consultants Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract; (ii) All descriptions, dimensions, photographs, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to their correctness; (iii) No person in the employment of Bladen Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor enter into any contract on behalf of the vendor or lessor; (iv) Unless otherwise stated all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchaser must satisfy themselves independently as to the incidence of VAT in respect of any transaction; (v) All plant, machinery, equipment, services, fixtures and fittings referred to in these particulars were present at the date of publication. They have not been tested and we give no warranty as to their condition or operation and (vi) No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties that have been sold or withdrawn.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Description	EPC Rating
Ground Floor	
Flat 6 (Studio)	C
Flat 7 (1 Bed)	C
Flat 8 (2 Bed)	C
First Floor	
Flat 3 (2 Bed)	D
Flat 4 (Studio)	C
Flat 5 (Studio)	D
Second Floor	
Flat 1 (1 Bed)	Commisioned.
Flat 2 (1 Bed)	E



VIEWING & FURTHER INFORMATION

Through sole agents Bladen Commercial Property Consultants:-

Julian Bladen MRICS
01291 440100
jb@bladenproperty.co.uk

SUBJECT TO CONTRACT
November 2025

PHOTOGRAPHS



These particulars are issued on the understanding that all negotiations respecting any properties are undertaken through Bladen Property Consultants Ltd. Bladen Property Consultants Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract; (ii) All descriptions, dimensions, photographs, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to their correctness; (iii) No person in the employment of Bladen Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor enter into any contract on behalf of the vendor or lessor; (iv) Unless otherwise stated all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchaser must satisfy themselves independently as to the incidence of VAT in respect of any transaction; (v) All plant, machinery, equipment, services, fixtures and fittings referred to in these particulars were present at the date of publication. They have not been tested and we give no warranty as to their condition or operation and (vi) No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties that have been sold or withdrawn.