



## 43 Monnow Street

Monmouth, NP25 3EF

### 940 sq ft Retail in Monmouth to let

940 sq ft  
(87.33 sq m)

- Quoting rent £22,500 pax
- The premises is situated midway along Monnow Street, the main retailing thoroughfare in Monmouthshire town centre
- The premises comprises an open plan ground floor sales area with an option of further ancillary accommodation
- Ground Floor Sales 87.33 sq m  
940 sq ft

# 43 Monnow Street, Monmouth, NP25 3EF

## Summary

Available Size	940 sq ft
Rent	£22,500 per annum Reduced Rent
Rates Payable	£10,031.25 per annum
Rateable Value	£18,750
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (63)

## 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.

## Location

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, Café Nero, White Stuff, Pizza Express and Specsavers Opticians.

## Accommodation

Name	sq ft	sq m	Availability
Ground - Sales	940	87.33	Available
1st - Ancillary Accommodation	915	85.01	Available
<b>Total</b>	<b>1,855</b>	<b>172.34</b>	

## Viewings

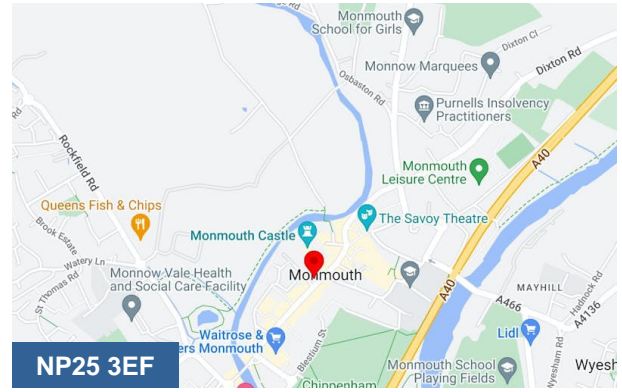
Strictly by appointment with sole agents Cooke & Arkwright.

## Terms

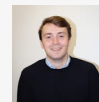
The premises is available to let via a new sub lease for a term to be agreed on internal repairing and insuring terms.

## 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.



## Viewing & Further Information



**Sebastian Branfield**

02920 346 315

seb.branfield@coark.com