



Unit 4 The Oldway Centre Monnow Street, Monmouth, NP25 3PS

TO LET

PROMINANT RETAIL UNIT
1,069 sq ft (99.3 sq m)

- + Good retailing location
- + Ground floor retail accommodation
- + A3 planning consent

029 2081 1581

www.emanuel-jones.co.uk

LOCATION

The property can be accessed via Monnow Street which provides good access to both Rockfield Road car park and Glendower car park both being short 10 minute walk to the property.

The property is situated within the Oldway Centre and can be accessed via Monnow Street, the prime retailing thoroughfare within the heart of Monmouth.

Monnow Street is home to a good mixture of occupiers including Costa Coffee, Greggs and Marks and Spencer.

DESCRIPTION

The property comprises a single storey building offering ground floor retail accommodation.

ACCOMMODATION

The property has been measured on a net internal area basis and comprises the following areas provided by the VOA:

Ground Floor	1,069 sq ft		99.3 sq m
TOTAL	1,069 sq ft		99.3 sq m

LEASE TERMS

The property is available at a quoting rent of £20,000 per annum under a new lease with terms to be agreed.

USE

The property benefits from A3 planning consent. Other uses may be considered subject to planning consent.

BUSINESS RATES

The property has a rateable value of £21,750.00. Using the 23/24 UBR (0.535) this results in rates payable of £11,636.25.

Under current Coronavirus legislation, occupiers will not have to pay business rates until April 2022.

Interested parties should reply on their own enquiries with the Local Authority.

EPC

To be assessed.

VAT

All figured are quoted exclusive of VAT, where applicable.

LEGAL COSTS

Each party to bear their own legal and professional costs incurred.

VIEWING

Strictly by appointment through sole agents Emanuel Jones:-

Contact: David Williams / Carlo Piazza
Email: david@emanuel-jones.co.uk
carlo@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



August 2023

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