



## 32 Monnow Street Monmouth, NP25 3EE

### TO LET

PROMINANT RETAIL UNIT  
2,666 sq ft (247.70 sq m)

- + Good retailing location
- + Ground floor retail accommodation
- + A1 planning consent

029 2081 1581

[www.emanuel-jones.co.uk](http://www.emanuel-jones.co.uk)

## LOCATION

The property is located within Monmouth which can be accessed via the A40 to the north and south with multiple bus routes serving the local area and beyond. The property occupies a prominent position on Monnow Street, the towns primary retailing throughfare.

There is a range of local and national retailers along Monnow Street including Café Nero, Lloyds Bank and Boots.

## DESCRIPTION

This property offers accommodation over ground, first and second floors. It is configured to provide retail / sales spaces to the ground floor which has good frontage onto Monnow Street. There is also staff / storage space to the first and second floors.

## ACCOMMODATION

This property comprises the approximate following areas as provided by the VOA.

|              |                    |          |                    |
|--------------|--------------------|----------|--------------------|
| Ground Floor | 1,614 sq ft        |          | 150.00 sq m        |
| First Floor  | 554 sq ft          |          | 51.50 sq m         |
| Second Floor | 497 sq ft          |          | 46.20 sq m         |
| <b>TOTAL</b> | <b>2,666 sq ft</b> | <b> </b> | <b>247.70 sq m</b> |

## LEASE TERMS

The property is available on the basis of a new lease for a term of years to be agreed.

## RENT

£40,000 per annum

## USE

The property benefits from A1 planning consent. Other uses may be considered subject to planning consent.

## BUSINESS RATES

The property has a rateable value of £29,750. Using the 23/24 UBR (0.535) this results in rates payable of £15,916.25.

Under current Coronavirus legislation, we understand temporary business rates relief may be available.

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

## EPC

To be assessed.

## VAT

The property has been elected for VAT and will be charged 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  
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SUBJECT TO CONTRACT AND AVAILABILITY



June 2023

32 Monnow Street,  
Monmouth, NP25 3EF

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