



10 Agincourt Square

Monmouth, NP25 3DY

FOR SALE
HIGH STREET RETAIL PROPERTY
1,631 sq ft (151.56 sq m)

- + Town centre location
- + Ground floor shop with ancillary uppers
- + Quoting £120,000

029 2081 1581

LOCATION

Monmouth is the historic county town of Monmouthshire and is situated 2 miles west of the border with England. The town is 30 miles north east of Cardiff and 113 miles west of London. The town is accessed via the A40 to the north and south with a number of bus routes serving the local area and beyond.

The property occupies a good position in Agincourt Square which is in close proximity to the prime retailing pitch in Monmouth. Other retailers in close proximity include Iceland, Principality Building Society and Coffi Lab.

DESCRIPTION

The property is configured to provide ground floor retail accommodation including sales to the front with staff kitchen to the rear. The first floor provides additional staff accommodation with storage space. The second floor is also used as storage. The property also has a basement, however it is not used.

ACCOMMODATION

We understand the property provides the following areas:

Ground Floor	441 sq ft		(41.01 sq m)
First Floor	353 sq ft		(32.79 sq m)
Second Floor	442 sq ft		(39.22 sq m)

TOTAL **1,631 sq ft** | **(151.56 sq m)**

BUSINESS RATES

The property has a rateable value of £9,400. We understand the property therefore qualifies for small business rates relief.

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

PRICE

Offers on the property are invited in excess of £120,000.

TENURE

The freehold interest in the property with vacant possession is available to purchase.

EPC

To be assessed.

VAT

All costs quoted exclusive of VAT, where applicable.

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002, Emanuel Jones may be required to establish the identity and source of funds for all parties to property transactions.

LEGAL COSTS

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

VIEWING

Strictly by appointment through agents Emanuel Jones:-

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

SUBJECT TO CONTRACT AND AVAILABILITY



May 2024

**10 Agincourt Square,
Monmouth, NP25 3DY**

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