Dean
ESTATE AGENTS

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Monnow Street

Monmouth, NP25 3EG

£575,000

A opportunity to acquire a business premises situated right next to the historic Monnow bridge in the heart of picturesque Roman Monmouth which did occupy a busy trading position for both local and tourist trade.

In addition to the affluent local population, the picturesque setting attracts custom throughout the year from day trippers, cyclists and walkers who pass through the village when proceeding to/from the village and river.

Monmouth is an ancient market town with a Roman foundation and as a border garrison between the English and Welsh, was endowed with a fine castle. It remained prosperous throughout the 18th and 19th centuries and is now a major tourist centre.

What has survived, however, is the Monnow bridge, the UK's finest 13th century town fortification of its kind. It was intended to defend the town from incursions by the Welsh and was provided with a portcullis and gate. In this, it was only partially successful, as the River Monnow is narrow and shallow and is easily forded nearby. But like most gatehouses, it was equally important as a means to collect taxes and control the passage of visitors into the town. Although much altered (again by the Victorians), it remains an evocative symbol of an earlier period.

The previous business was established by our vendor client in 1978 and did operate as a dual Fish & Chip take-away & restaurant, it is now a blank canvas and a fantastic space for a new business to take over.

An inspection is invited of this well located premises which provides business growth opportunities. Located in a premier location with public parking opposite the premises.

The property has been in the same family ownership for 40 years plus.

Entrance Lobby:
9'6" x 4'4" (2.90m x 1.33m)
Door from the public footpath into the entrance lobby, door to inner hallway & room, cupboard housing the electric meter.

Inner Hallway:
5'0" x 6'11" (1.53m x 2.13m)
Stairs to first floor, walk in under stairs cupboard.

Room One:
21'7" x 13'6" (6.59m x 4.14m)
The first floor hosts accommodation which can be utilised as bedrooms, offices, store rooms with the rear accommodation being a self-contained apartment of generous size. The second floor has a large double bedroom with sky lights and exposed ceiling beams.

Room Two:
15'5" x 9'5" (4.71m x 2.89m)
Doors to inner hallway & room.

Room Three:
10'9" x 8'4" (3.30m x 2.56m)
Door to courtyard.

Inner Hallway:
20'8" x 3'6" (6.30m x 1.09m)
Door to rear courtyard, opening access into the customer restaurant.

Restaurant:
21'5" x 20'7" (6.53m x 6.29m)
Bi-folding doors to courtyard.

Outside:
Outside seating for 48 customers comprising of 8 seater benches with umbrellas, a selection of shrubs in pots, Indian sandstone flooring, fenced surroundings.

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Separate male and female WC's, path leading to the private grounds with sheds.

The rear private gardens are all laid with Indian sandstone.

The first and second floor accommodation is accessed via the ground floor entrance and lobby area.

First Floor Landing:
Steps to both front & rear aspect accommodation, further stairs to the second floor bedroom.

Front aspect offices and/or bedrooms.

Room One:
Front aspect currently used as a bedroom, double glazed window to front, exposed ceiling beam.

Room Two:
Currently used as an office with double glazed window.

Room Three:
Used as a storeroom with new carpet, roof light and cupboards.

From the first floor landing, steps will lead to the rear aspect contemporary living accommodation.

Entrance Lobby:
Laminate flooring, doors to lounge & shower room.

Lounge:
The most supersize lounge having bi-folding doors into a balcony, decking & iron railings with views. Laminate flooring, radiators, coved ceiling, access to loft space.

Kitchen:
A modern contemporary kitchen with base units, sink unit, worktop surfaces, gas cooker point, UPVC double glazed window, plumbing for washing machine, breakfast bar.

Shower Room:
With a walk in shower cubicle housing the thermostatic rainfall shower, metro tiled walls, W.C., wash hand basin, recess ceiling lights, cupboard housing the Worcester gas boiler, heated towel rail.

Top Floor Landing:
With a turned staircase from the first floor, stairs will lead to a large bedroom.

Bedroom:
With original exposed ceiling beams, twin double glazed windows to the front aspect with views over the surrounding area, eaves storage cupboard and wall lights.

Client Notes:
At the request of our client, all viewings must be strictly by prior arrangements only through Dean Estate Agents.

Planning Consent: Classes A3 & A5 (café/restaurant & hot food take-away)

Costs: Clients are responsible for their own legal costs including any survey and/or additional legal costs.

VAT: Not chargeable.

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You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.
Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map

Hybrid Map

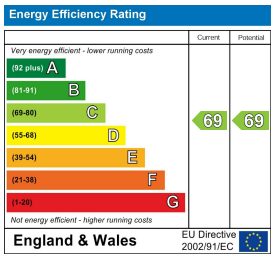
Terrain Map

Floor Plan

Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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