

FOR SALE

RESIDENTIAL INVESTMENT
8 SELF CONTAINED FLATS



1 WORCESTER STREET
MONMOUTH
MONMOUTHSHIRE
NP25 3DF

BLADEN COMMERCIAL PROPERTY CONSULTANTS LTD

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LOCATION

The property is located in Monmouth, on Worcester Street, a central area of the town. Monmouth is a county town and has a thriving town centre and three supermarkets, and benefits from direct access to the A449.

DESCRIPTION

The property comprises a 3 storey, period building having been previously used as a brewery and printers, having been converted to residential use some 25 years ago.

The building is arranged as 8 No. self contained flats.

The building is of solid brick construction under a pitched slate roof with a rear flat roof area. Rainwater goods are cast iron.

Fenestration is by way of timber casement windows. Entrance doors are timber framed.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) the property comprises the following (approx.) areas:-

Description	sq m	sq ft
Ground Floor		
Flat 6 (Studio)	31.03	334
Flat 7 (1 Bed)	47.37	510
Flat 8 (2 Bed)		
First Floor		
Flat 3 (2 Bed)	46.29	498
Flat 4 (Studio)	25.60	275
Flat 5 (Studio)	35.07	378
Second Floor		
Flat 1 (1 Bed)	41.07	442
Flat 2 (1 Bed)	44.15	475

TENURE

The property is available freehold.

We are further advised the property is let at the following rents:

Description	Rent Per Month
Ground Floor	
Flat 6 (Studio)	£525.00
Flat 7 (1 Bed)	£650.00
Flat 8 (2 Bed)	£750.00
First Floor	
Flat 3 (2 Bed)	£725.00
Flat 4 (Studio)	£525.00
Flat 5 (Studio)	£595.00
Second Floor	
Flat 1 (1 Bed)	£650.00
Flat 2 (1 Bed)	£650.00
Total Gross Rental Income Per Month:	£5,070.00
Total Gross Rental Income Per Annum:	£60,840.00

ASKING PRICE

£600,000.00 (Six hundred thousand pounds).

COUNCIL TAX

The Valuation Office Agency website states the flats are each currently assessed for Council Tax as:

Band B

Amount Payable 2025/2026:

£1701.26 (per flat)

Interested parties are advised to make their own enquiries with Monmouthshire County Council to ascertain the exact rates payable.

COSTS

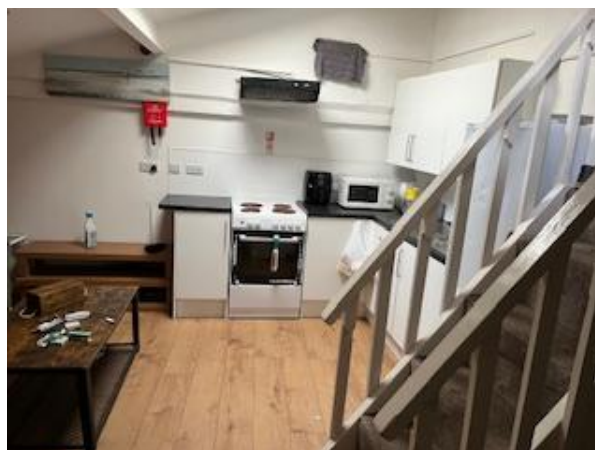
Each party to bear their own legal costs incurred in the transaction.

PLANNING

We have not made enquiries with Monmouthshire County Council with regards to the current planning consent, however, we have assumed that the property has planning for C3 (Residential Dwelling) under the Town & Country Planning (Use Classes) Order 1987 (Wales). Interested parties are advised to make their own enquiries to ensure their proposed use would be permitted.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Description	EPC Rating
Ground Floor	
Flat 6 (Studio)	C
Flat 7 (1 Bed)	C
Flat 8 (2 Bed)	C
First Floor	
Flat 3 (2 Bed)	D
Flat 4 (Studio)	C
Flat 5 (Studio)	D
Second Floor	
Flat 1 (1 Bed)	D
Flat 2 (1 Bed)	E



VIEWING & FURTHER INFORMATION

Through sole agents Bladen Commercial Property Consultants:-

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SUBJECT TO CONTRACT

September 2026

PHOTOGRAPHS



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