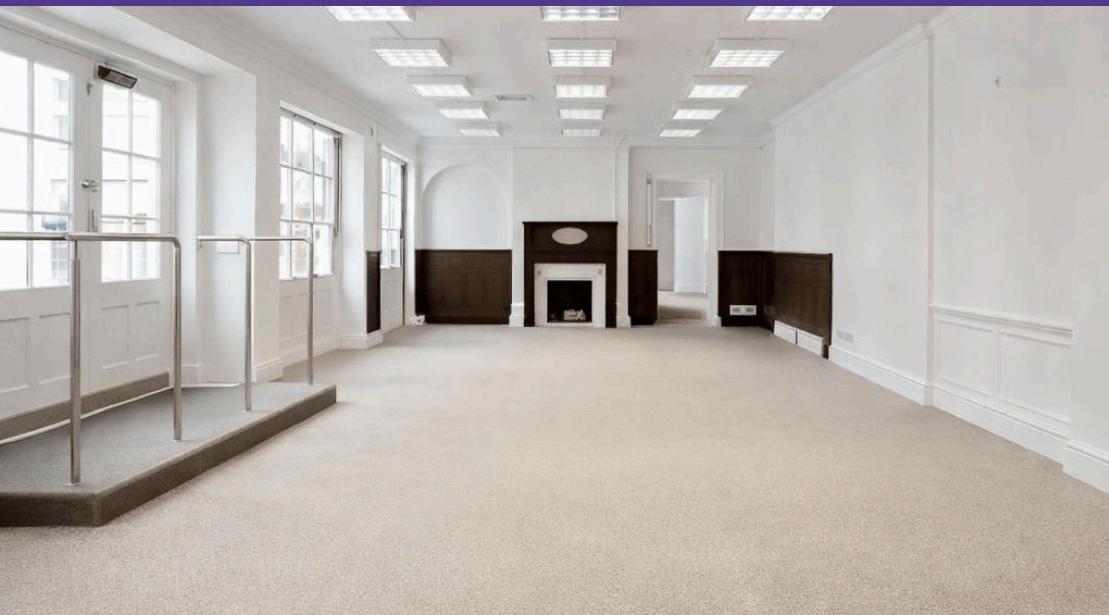




 0
Bedroom

 0
Bathroom

PROMINENT HIGH STREET Premises Unit 8, Beaufort Arms Court, Monmouth, Monmouthshire, NP25 3UA



*** PROMINENT HIGH STREET Premises with TWO Parking SPACES ***
SUPERB Location next to CARPARK and VIBRANT SQUARE ***
MULTIPLE Possibilities: DANCE or FITNESS, Coffee Shop or FOOD
OUTLET (Subject to Planning) *** VIRTUAL VIEWING *** Email NOW
with any Questions ***

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PROPERTY DESCRIPTION

SHOWROOM 1

(10.77m x 6.30m) x3 Large Georgian panel glazed DISPLAY windows to the front elevation and single Georgian panel glazed door, two electric heaters. Step up and door through to: -

SHOWROOM 2

(5.38m x 7.06m) x2 Georgian panel glazed windows to the front elevation, two electric heaters. Door through to: -

ROOM 3

(3.02m x 7.04m) x1 Georgian panel glazed window to the front elevation, electric heater.

INNER HALLWAY

(6.10m x 2.92m) Roof skylight, rear EXIT door, two electric heaters. Doors to: -

TWO CLOAKROOMS

Low-level w.c. and sink to both.

KITCHENETTE

(1.98m x 2.95m) Window to side elevation, fitted with base unit and work surface over, inset sink.

DEPOSIT

The Deposit is x3 Months' Rent (plus VAT)

SERVICE CHARGES and MAINTENANCE

There is a service charge of £1,951.44 per annum.

All internal maintenance, windows, doors and signage (subject to planning approval (Grade II listed building)) are the responsibility of the Tenant.

LEGAL COSTS

The Tenant will be responsible for all related legal costs with regard to the contract and any other legislative requirements throughout the duration of the contract.

Please EMAIL To VIEW or ask any QUESTIONS

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All room sizes are approximate. Electrical, central heating, plumbing and drainage installations may be noted in the particulars on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness is implied by their inclusion in either photographs, video or written particulars. It is strongly recommended that potential Purchasers make their own enquiries as to the condition of any appliances, installations or any element of the structure or fabric of the property.

Adre Properties Ltd stress that all prospective Purchasers | Tenants | Licensees must satisfy themselves as to the condition of the structure and all installations and we strongly recommend that a survey should be undertaken prior to the purchase. The Property in most cases unless differently advised will be sold as seen.

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Arms Court, Monmouth, Monmouthshire, NP25 3UA



Coming soon

