



## 5 Church Street Monmouth, NP25 3BX

**TO LET**

UPPER FLOORS RETAIL / OFFICE PREMISES  
TOTAL AREA 1,703 sq ft (158.22 sq m)

- + Prominent location
- + Pay and display car park at rear
- + £12,500 per annum
- + B1 planning use

029 2081 1581

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

**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.

Church Street is located towards the northern end of Monmouth's retailing district and is regarded as one of the primary retailing thoroughfares. The pedestrianised street is home to a number of unique local retailers.

Nearby occupiers include Santander, Dogs Trust and Farrington's restaurant.

**DESCRIPTION**

The available accommodation is accessed via the rear of the property and comprises the first and second floors. There is a large council run pay and display car park located at the rear.

The accommodation could suit a range of occupiers subject to obtaining the necessary planning consents.

The Grade II listed property benefits from the following specification;

- + Carpeted throughout
- + Male and female WC's at second floor level
- + Period style features throughout
- + Kitchenette facility
- + Mains gas, water and electricity
- + Gas fired central heating
- + Fibre enabled broadband area

**ACCOMMODATION**

The property provides the following approximate areas;

First Floor	627 sq ft   (58.24 sq m )
Second Floor	1,076 sq ft   (99.98 sq m )
Total	1,703 sq ft   (158.22 sq m )

**LEASE TERMS**

The accommodation is available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

**USE**

We understand that the unit benefits from B1 planning use.

There is potential for alternative uses subject to planning consent.

**VAT**

The property has **not** been elected for VAT.

**RENT**

£12,500 per annum exclusive.

**BUSINESS RATES**

We are informed that the rateable value of the property is as follows;

First Floor - £6,015  
Second Floor - £5,600

We understand the space qualifies for Wales' Small Business Rates Relief Scheme. Interested parties should rely on their own enquiries with the Local Authority.

**EPC**

We understand the property as an energy performance certificate in Band D.

**LEGAL COSTS**

Each party to bear their own.

**VIEWING**

Strictly by appointment through sole agents Emanuel Jones:-

**Emanuel Jones**  
6 Ty-Nant Court  
Morganstown  
Cardiff CF15 8LW  
Tel: 029 2081 1581

Contact: Rhys Williams / Leo Llewellyn  
Email: rhys@emanuel-jones.co.uk  
leo@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



May 2019

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