

# To Let

15, Monnow Street, Monmouth,  
NP25 3EF



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## Location

The property is located within Monmouth, a traditional county town in Monmouthshire, Wales located 2 miles of the border with England. The town is approximately 30 miles north east of Cardiff, and 113 miles west London. The subject property is located fronting Monnow Street, the main retailing thoroughfare within the town centre. The immediate area accommodates a large number of national occupiers such as; Waitrose, Ladbroke's, and Coffee #1 together with a mixed established regional retail occupiers.

## Description

The property comprises a three storey mid terraced building with a solid brick construction under a pitched slate roof. NatWest occupy the part ground floor and first floor of the property on a leasehold basis. Internally, the ground floor is fitted out as a banking hall having concrete floors with carpet tiled covering, single glazed timber sash windows, plastered walls and part suspended ceilings with strip fluorescent lighting. The first floor comprises staff and ancillary areas with timber floors with carpet tiled coverings and plastered walls and ceilings. The property is heated by means of gas fired central heating with hot water radiators.

Floor	Sq ft	Sq m
Ground	1,513	140.61
First Floor	777	72.2
	<b>Total 2,290</b>	<b>Total 212.81</b>

## Tenure

The property is available by a way of assignment of the current lease dated 13th December 2006 which runs to a term of 12 years expiring 11th December 2028 with the next rental review dated 11th December 2021. The current passing rent is £26,844 per annum plus service charge contributions.

The Lease is available for a premium figure to be agreed- further details on application.

## Alternative Use & Redevelopment

The property offers the potential for a variety of alternative uses or redevelopment, subject to

planning. Potential uses include A1, A3, Residential etc.

## Rent

£ 26, 844 per annum.

## Planning

The premises has a historic use as a Bank & Premises.

## Non—Domestic rates

The property is listed as 'Bank& Premises ' under the 2017 rating list has a rateable value of £40,250.

There is currently a rates holiday for qualifying retail uses until April 2021. Interested parties should carry out their own investigations.

## Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## EPC

A full copy of the full energy performance certificate is available upon request. .

## VAT

All figures exclude VAT where applicable.

## Lease premium

On application to agent.

## For further information please contact:

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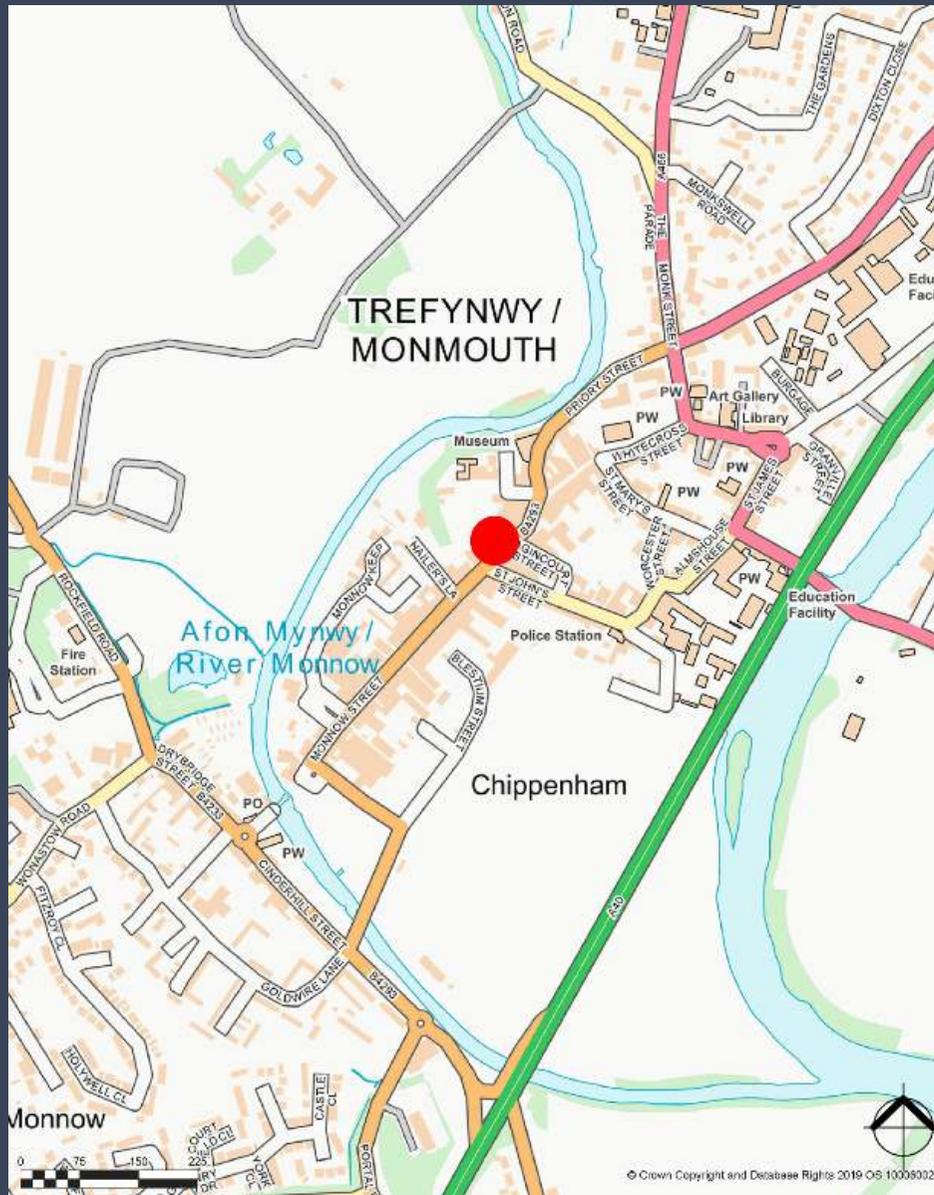
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