

HIRONS
MORGAN
& YAPP

PROPERTY ADVISORS & CONSULTANTS

TO LET

Retail/A2 unit



116-118 Monnow Street
Monmouth
NP25 3EQ



(029) 20 388988

LOCATION

The property is in the centre of the ancient border town of Monmouth fronting Monnow Street. It is the prime retailing thoroughfare where many of the national multiple retailers are represented.

The property is adjacent to Waitrose and to the rear is the towns main car park.



DESCRIPTION

Ground floor shop/A2 property with a prominent retail frontage onto Monnow Street.

Internally the sales area has plastered and painted walls and suspended ceilings with inlaid lighting.

To the rear are two partitioned offices together with WC and kitchen facilities.



ACCOMMODATION

The accommodation extends to approximately 58 SQM (623 SQFT)

RATES

Rateable Value £24750

Rates payable 2018/19 £12721

TERMS

Available to let at a rent of £20,000 per year on an effective full repairing and insuring lease.

VAT

VAT will be payable in addition.

EPC

Available shortly.

LEGAL COSTS

Each party to pay their own costs.

FURTHER INFORMATION AND VIEWING

Contact Mark Hirons.

The particulars contained within this brochure are believed to be correct, but cannot be guaranteed. All liability, in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. Rents and prices quoted in these particulars may be subject to VAT in addition.



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