

**Ground and First Floor Retail Space, 120-122
Monnow Street, Monmouth, NP25 3EQ.**

 Retail Investment

 Other

 For Sale

 152.39 m² (1,640 ft²)





120-122 Monnow Street, Monmouth

Prominent retail investment opportunity with a ground rent income from the residential flat on the second floor.

Location

The historic market town of Monmouth supports a town population of 10,500 and sits at the confluence of the Rivers Wye and Monnow. The town benefits from good regional road communications via the A40 dual carriageway, which links to the M50 at Ross-on-Wye and, in turn, the M5 and M4 motorway network. In addition, the A449 dual carriageway provides a fast southbound link to the M4 (Junction 24) at Newport.

The property is situated in a prominent position on Monnow Street, the principal retailing thoroughfare of Monmouth town centre, which comprises a strong mix of independent retailers, cafes, restaurants and pubs, whilst benefitting from consistently high footfall. Neighbouring occupiers include a public house 'The Robin Hood', as well as Waitrose, Ladbroke's and a Loungers Café bar.

Description

The property is a Grade II listed three-storey rendered building of traditional construction, painted white with contrasting dark timber trim, forming part of a terrace within the town centre. The upper two floors feature timber sash and casement windows under painted lintels.

The ground floor comprises a glazed retail frontage with two large display windows flanking a recessed, canopied entrance, beneath a fascia sign. A cellar provides further storage space.

Accommodation (approx. net internal areas)

	Size m ²	Size ft ²
Ground Floor	73.65m ²	792ft ²
First Floor	78.74m ²	848ft ²
Total	152.39m ²	1,640ft ²

Rates

The Rateable Value appearing on the Valuation Office Agency website from April 2026 is £19,750. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Planning

Fabrics and furnishing shop which falls under Class E of the Use Classes Order 1987.

Terms

The property is offered freehold subject to the occupational tenancy of the ground, first and basement areas to Monmouth Fabrics and Soft Furnishings Ltd; the passing rent is £25,000 per annum and the lease expires on 31.03.2028. The second floor is let on a 999-year lease at a ground rent of £250 per annum. Further information is available upon request.

Price

£295,000.

VAT

The property is not elected for VAT.

EPC

The commercial space has an EPC rating of C-60.

Legal costs

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





120-122 Monnow Street, Monmouth





Request a viewing

For further information or to request a viewing, please get in touch

Key contacts

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