



TO LET

- Ground floor retail space
- Approximately 380ft²
- Prominent town centre location
- Available immediately

THE MARKET TAVERN

26 Agincourt Square, Monmouth, NP26 3BT

£750 per calendar month

Ground floor commercial premises with A1 retail use and potential for A2 use set within the heart of the town of Monmouth and benefitting from excellent commuter links

DESCRIPTION

Comprising ground floor retail space extending to approximately 380ft² within a large Grade II Listed property set within the heart of the historic town of Monmouth. The accommodation provides modern open plan retail space with large display windows benefitting from road frontage onto the town's primary thoroughfare.

The premises benefits from shared kitchen and toilet facilities along with a communal meeting room.

SITUATION

The premises are well positioned within the heart of the historic town of Monmouth benefitting from a prominent position at the top of the main high street. Monmouth is an expanding town of over 10,000 population but serving a much larger area. The town is popular residentially not only because of the excellent road network to both the Midlands, South Wales and the West Country. It also benefits from an excellent choice of well-known schools both in the state and independent sector, as well as the good balance of individual private shops as well as nationally run outlets situated in the main street including, Waitrose, Marks and Spencer Simply Food, White Stuff and Coffee#1 etc.

OUTSIDE

The property benefits from frontage and window display space onto Priory Street enjoying an abundance of passing footfall.

TERM

The tenancy will be written under the statute of the Landlord and Tenant Act 1954 excluding the renewal provisions contained within s24 to s28 of the same and ideally for a term of at least 3 years with the opportunity of a break clause if required. The tenant will contribute £500 (plus VAT) towards the preparation of the Tenancy Agreement.

The lease will be an Internal Repairing and Insuring Lease, with landlord responsible for external repairs and the structural insurance of which the premium will be recoverable from the Tenant.

The Tenant will be responsible for internal repairs and insurance along with business rates, phone lines and broadband.

RENT

£9,000 per annum

DEPOSIT

A deposit equal to two calendar month's rent will be requested from the Tenant prior to entry. This will be returned minus any appropriate deductions at the cessation of the Tenancy.

SERVICES

Mains water, gas and electric are connected.

LOCAL AUTHORITY

Monmouthshire County Council – 01633 644644

BUSINESS RATES

Rateable Value - £11,750

SERVICE CHARGE

A service charge will be payable to the Landlord to include building insurance, water, gas, electric and cleaning

SET UP FEE

The tenant will contribute £500 (plus VAT) toward the preparation of the Tenancy Agreement.

VIEWING

Strictly by appointment with the Agents: DJP Newland Rennie Tel: 01291 430 331



PLANS AND PARTICULARS The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James & Partners or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.