

**HIRONS
MORGAN
& YAPP**

PROPERTY ADVISORS & CONSULTANTS

FOR SALE

Town centre offices

(suitable for alternative uses subject to planning consent)



**56A Monnow Street
Monmouth
NP25 3XJ**

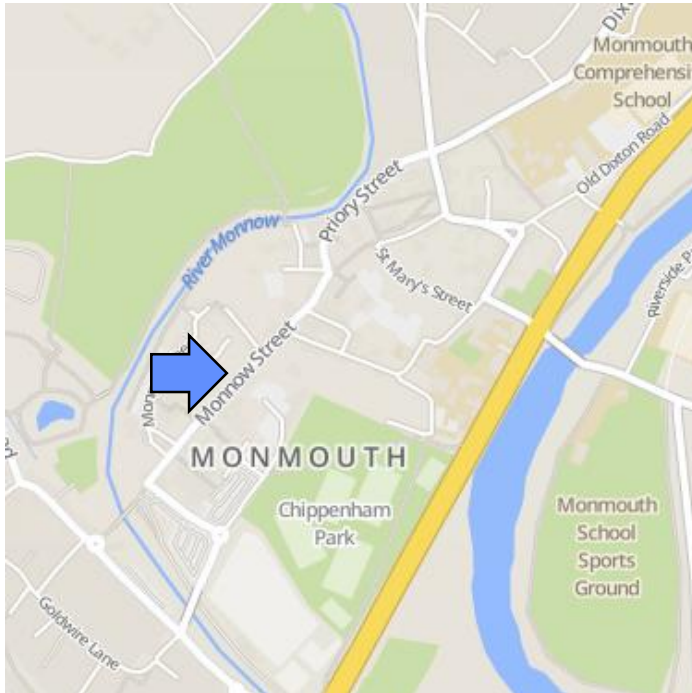


(029) 20 388988

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.

There is street parking in Monnow Street and a large public car park at the rear.



ACCOMMODATION

The accommodation extends to approximately 139 SQM (1500 SQFT)

RATES

Rateable Value £13500

Rates payable 2020/21 £7223



TERMS

Offer over £200,000 invited for the freehold.

FURTHER INFORMATION

Contact Mark Hirons

Tel 07977 416731

Email mhirons@hmy.co.uk

DESCRIPTION

The property forms part of an imposing Town House which has been converted for office use.

Elevations are rendered under a hipped slate roof. Internally the offices are of a cellular layout with plastered and painted walls and ceilings, carpets to floors and surface mounted fluorescent lighting. There is a gas central heating system installed. There is a kitchen and WC.

Externally to the front is an enclosed forecourt and rear access together with a garage/store.

PLANNING

The property is currently used as offices but subject to planning there is potential for alternative uses. We understand the property is Grade 2 listed.



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