

Lot 38, 12 Monnow Street, Monmouth,
Monmouthshire NP25 3EE

For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)



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Property Information

Freehold Retail and Residential Investment

- Shop let to Timpson until July 2028
- Includes 2 large separately let 3 bedroom maisonettes
- Timpson in occupation for over 20 years
- Prominent position in town centre
- Nearby occupiers include M&S Food hall, Boots, Pizza Express, Caffè Nero, Superdrug, Mountain Warehouse and JD Wetherspoon
- In the same ownership for over 25 years
- VAT free investment

Lot

38

Auction

18th September 2025

Rent

£38,592 per Annum Exclusive

Status

Available

Sector

High Street Retail, Residential

Auction Venue

Live Streamed Auction

Location

Miles

19 miles west of Gloucester, 29 miles north east of Cardiff

Roads

A40 A449, A4137

Rail

Abergavenny Railway Station

Air

Bristol Airport

Situation

Monmouth is a historic market town on the English and Welsh border, highly popular with shoppers and tourists alike. The property is situated on the south side of Monnow Street, the primary retailing thoroughfare in Monmouth, with a prominent return frontage onto St John's Street. Nearby occupiers include M&S Food hall, Boots, Pizza Express, Caffè Nero, Superdrug, Mountain Warehouse and JD Wetherspoon.

Tenure

Freehold.

Description

The property comprises a ground floor shop together with two self contained 3 bedroom maisonettes on the upper two floors, accessed from St John's Street.

VAT

VAT is not applicable to this lot.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground	Retail	105.00	(1,130)	TIMPSON RETAIL LIMITED (1)	10 years from 24/07/2018 (2)	£24,000
First/Second	3 Bedroom flat	89.00	(958)	INDIVIDUAL	12 month AST from May 2023	£7,200
First/Second	3 Bedroom flat	120.96	(1,302)	INDIVIDUAL	Regulated Tenancy from 1984	£7,392
Total		314.96	(3,529)			£38,592

(1) Timpson was founded in 1865 and currently operate from over 1,300 stores across the UK (www.timpson.co.uk).

(2) The tenant did not exercise their June 2023 break option.

N.B. The commercial floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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2024