

Lot 34A, Agincourt House, Agincourt Square, Monmouth, NP25 3BT

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



Freehold Retail and Office Investment

www.acuitus.co.uk

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Property Information

Freehold Retail and Office Investment

- Attractive Grade II listed building in historic town centre
- Comprises a ground floor shop with office accommodation on the upper three floors
- Total floor area of approx. 360.36 sq m (3,879 sq ft)
- Change of use potential of the upper floors (subject to consents)
- Central location in historic and popular town
- Close to the Wye Valley and Brecon Beacons National Park
- Nearby occupiers include M&S Foodhall, Pizza Express, Caffè Nero, Costa Coffee, Superdrug, Boots and Mountain Warehouse
- In the same ownership for over 45 years
- VAT free investment

Lot

34A

Auction

29th October 2026

Rent

£41,600 per Annum Exclusive

Status

Available

Sector

High Street Retail, Office

Auction Venue

Live Streamed Auction

Location

Miles

20 miles west of Gloucester, 25 miles north of Bristol

Roads

A40, A466, M50, M48

Rail

Abergavenny Railway Station

Air

Bristol International Airport

Situation

Monmouth is an historic market town situated in south-east Wales, close to the borders of Herefordshire and Gloucestershire. The town benefits from good road communications, with the A40 providing access to the M50 and the wider motorway network, while the A466 connects Monmouth with Chepstow and the M48. Renowned for its historic character and architectural heritage, Monmouth is a popular tourist destination, benefiting from its setting within the Wye Valley and proximity to Brecon Beacons National Park.

Agincourt House is situated on Agincourt Square, in the heart of Monmouth town centre. The property occupies a prominent position within the historic square, close to Monnow Street, the town's principal retailing thoroughfare. Nearby occupiers include M&S Foodhall, Pizza Express, Caffè Nero, Costa Coffee, Superdrug, Boots and Mountain Warehouse.

Tenure

Freehold.

Description

The property comprises an attractive three-storey Grade II listed building. The property provides a ground floor retail unit with office accommodation on the first, second and third floors. The upper floors may be suitable for alternative uses subject to obtaining the necessary consents.

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	115.94	(1,248)	THE DOGS TRUST (1)	5 years from 10/07/2025	£19,500
First	Office	89.74	(966)	INDIVIDUAL	5 years from 2209/2022 (2)	£8,000
Second	Office	86.77	(934)	GLAMORGAN INVESTMENTS LTD	1 year licence from completion (3)	£7,000
Third	Office	67.91	(731)	DOT ON TECHNOLOGIES LIMITED	1 year from 07/08/2019 (Holding Over) (2)	£7,100
Total		360.36	(3,879)			£41,600

N.B. The floor areas stated above are those published by the Valuation Office Agency (<https://www.gov.uk/find-business-rates>)
(1) The Dogs Trust is a British animal welfare charity currently operating 32 charity shops across the UK (www.dogstrust.org.uk).
(2) The Tenant has expressed an interest in renewing their lease.
(3) From 3 months into the term, the licence will provide a rolling Tenant option to determine upon serving 1 month written notice.

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2026