20-21 Agincourt Square Monmouth, Monmouthshire NP25 3DY

Freehold Retail Investment

- Tenants include Cancer Research UK and Hayes Sales and Letting Limited
- · Located in affluent market town centre
- Nearby occupiers include Barclays, HSBC, Yorkshire Building Society and . Iceland
- Six Week Completion

lot 53

£38,770 per annum exclusive



Location

Miles: 1.5 miles to Monmouth Golf Club 15 miles north of Chepstow 26 miles west of Gloucester Roads: A4o, A466, A4136, M4, M5, M50 Rail: Abergavenny Rail Air: Bristol International Airport

The property is situated on the western side of Agincourt Square, within the town centre. Nearby occupiers include Barclays, HSBC, Yorkshire Building Society and Iceland.

The property comprises two ground floor retail units with ancillary accommodation on first floor.

Freehold.

VAT is not applicable to this lot.

Tenancy and accommodation

Unit	Floor	Use	Floor Areas	(Арргох)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
20	Ground First	Retail Ancillary	97.90 sq m 33.20 sq m	(1,054 sq ft) (357 sq ft)	CANCER RESEARCH UK (1)	25 years from 19/02/1991	£22,770	(18/02/2016)
21	Ground First	Retail Ancillary	48.60 sq m 55.30 sq m		HAYES SALES AND LETTING LIMITED (2)		£16,000	30/10/2017 (29/10/2022)
Total	c		22F 00 50 m	(a ran en ft)			F28 770	

(1) Cancer Research UK is the UK's leading cancer charity. They fund world-class research into all aspects of cancer, providing information and influencing public policy. Cancer Research UK run over 550 shops across the UK. (Source: www.cancerresearchuk.org o7/06/2013)
(2)Opened in 2004, Hayes Estate Agents trades from two branches and covers property in Herefordshire, Worcestershire, Gloucestershire, Monmouthshire and Shropshire, also specialising in equine properties (Source: www.hayesgb.com 11/06/2013)
(3)The lease provides a tenant option to determine on the fifth anniversary of the term on providing 6 months' notice.

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