

80-82 Monnow Street Monmouth, Monmouthshire NP25 3EQ

Freehold Retail and Residential Investment

- Entirely let to The Edinburgh Woollen Mill Limited
- Located on Monmouth's prime retailing thoroughfare opposite The Oldway Shopping Centre
- Nearby occupiers include Marks & Spencer, Boots, W H Smith, Burton, Superdrug and Caffè Nero
- On-site car parking

lot 29

Rent
£44,000
per annum
exclusive



On Behalf of Receivers

Location

Miles: 25 miles north of Bristol
32 miles east of Cardiff
Roads: A449, A48, M50, A40, M4, (J24)
Rail: Chepstow Railway Station
Air: Bristol International Airport

Situation

The property is situated in Monmouth town centre on the eastern side of Monnow Street, the main retailing thoroughfare. The property sits opposite The Oldway Shopping Centre with other nearby occupiers including Marks & Spencer, Boots, W H Smith, Burton, Superdrug and Caffè Nero.

Description

The property comprises a ground floor retail unit with first floor ancillary accommodation and a self-contained residential flat on the second floor, accessed from the rear. The property benefits from a small garden area to the rear and staff parking accessed via Howells Lane.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	150.00 sq m	(1,616 sq ft)	THE EDINBURGH WOOLLEN MILL LIMITED (1)	20 years from 25/07/1997 on a full repairing and insuring lease	£44,000	24/07/2017
First	Ancillary	61.40 sq m	(661 sq ft)				
Second	Residential (2)	Not Measured					
Total Commercial Floor Area		211.40 sq m	(2,277 sq ft)			£44,000	

(1) For the year ending 2nd March 2013, The Edinburgh Woollen Mill Limited reported a turnover of £169,713,000, pre-tax profits of £23,130,000 and a total net worth of £187,301,000. (Source: www.riskdisk.com 12/1/2014)
(2) The residential flat has been sublet.

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