

Lot 7

£65,950 Per Annum
Exclusive

7-11 Monnow Street, Monmouth, Monmouthshire NP25 3EF Freehold Bank Investment



Key Details

- Entirely let to Halifax Plc until December 2026
- 2021 tenant break option not exercised
- Approximately 324.51 sq m (3,493 sq ft) over two floors plus three bed flat
- Separately accessed upper parts including flat
- Nearby occupiers include JoJo Maman Babe, White Stuff, Cafe Nero, Boots Opticians, J D Wetherspoon, Greggs, Marks & Spencer Simply Food, WHSmith and Superdrug

Location

Miles: 30 miles north of Bristol
31 miles west of Cheltenham
Roads: A40, A449
Air: Bristol Airport

Situation

Monmouth is an historic town on the English/Welsh border, approximately 30 miles north of Bristol and 31 miles west of Cheltenham. The property is located in a prominent position on the north side of Monnow Street, opposite its junction with St John's Street. Nearby occupiers include JoJo Maman Babe, White Stuff, Cafe Nero, Boots Opticians, J D Wetherspoon, Greggs, Marks & Spencer Simply Food, WHSmith and Superdrug.

Description

The property comprises a large two storey building arranged as a ground floor banking hall with ancillary accommodation on part first floor and a three bedroom flat at the rear, which is accessed separately from the front.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

D. See legal pack at www.acuitus.co.uk.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Rent Review
Ground	Banking Hall/Ancillary	264.50 sq m (2,847 sq ft)	HALIFAX PLC (1)	10 years from 14/12/2016 until 13/12/2026 on a full repairing and insuring lease	£65,950	14/12/2021
First (rear)	Ancillary	60.01 sq m (646 sq ft)				
First (front)	3 beds, living, kitchen and bathroom	-	(-)			
Total Commercial Area		324.51 sq m (3,493 sq ft)			£65,950	

(1) For the year ended 31st December 2020 Halifax plc reported a pre-tax profit of £1,488,000,000, shareholders funds of £6,005,000,000 and a net worth of £5,586,000,000 (Source Experian: 16.04.2021)



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