



## TO LET

- Retail space
- Low Business Rates Payable
- Popular retail courtyard
- Large display window
- Prominent town centre location

## Unit 3 The Oldway Centre

Monnow street, Monmouth, NP25 3PS

**£15,000 per annum plus VAT**

High quality commercial unit providing approximately 1,156ft<sup>2</sup> of retail space benefiting from a prime shopping quarter setting with in The Oldway Centre.

## DESCRIPTION

A prominent retail unit set within The Oldway Centre in the historic town of Monmouth. The unit offers accommodation over two floors providing open plan retail space to the ground floor with ancillary office/storage space. The first floor provides ancillary space suitable for additional sales, office or storage space. The unit would also be deemed suitable for a range of alternative uses subject to planning.

Accessed from Monnow Street, the unit benefits from its central position within the town and plentiful parking available nearby.

## LOCATION

The property is well positioned within the centre of the market town of Monmouth with frontage onto the popular shopping space of Oldway Centre. The town is well linked with excellent road networks providing easy access to the Midlands, South Wales and the West Country. It also benefits from an excellent variety of both local and nationwide retailers including Waitrose, Marks and Spencer Simply Food, White Stuff and Coffee#1.

## ACCOMMODATION

3 Oldway Centre – approximately 1,156ft<sup>2</sup> over two floors

## SERVICES

Mains water, drainage and electric with electric heating

## TERMS OF TENANCY

The tenancy will be written under the statute of the Landlord and Tenant Act 1954 and let on Full Repairing and Insuring terms with external repairs payable by way of a service charge. Tenant responsible for all outgoings including rates and services.

## BUSINESS RATES

The property has a Rateable Value of £11,500. For the 2025/26 financial year, the Welsh Government has confirmed that the Non-Domestic Rating Multiplier is 0.568, resulting in rates payable of approximately £6,532 per annum.

However, reliefs may be available, which could reduce the payable amount by up to 40%, bringing the estimated liability to around £3,919 per annum (approximately £326 per month).

Interested parties are advised to make their own enquiries directly with the Local Authority to confirm eligibility and the precise amount payable.

## LOCAL AUTHORITY

Monmouthshire County Council – 01633 644644

## SERVICE CHARGE

Service Charge - £137 PCM

Insurance - £28 PCM

## VIEWING

Strictly by appointment with the Agents: David James, tel 01633 880 220



**PLANS AND PARTICULARS** Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for such error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective applicant. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Both plan and particulars are believed to be correct. They do not constitute any part of any offer or contract and any intending applicants must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. All such statements are made without responsibility on the part of David James or the landlord. Applicants must satisfy themselves that they are happy to put forward an offer once they have made their own enquiries as to any planning applications or flight paths and satisfied their personal requirements. David James do not accept any responsibility for act of omission.

**WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC** The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.