



VACANT SITE FOR SALE

PRIME RETAIL PITCH

MONNOW STREET

MONMOUTH

DEVELOPMENT SITE

Location

Monmouth is a thriving market town with a loyal shopping catchment and a significant draw for tourists.

Monnow Street is the town's long established primary retail pitch, anchored by the likes of Marks & Spencer, Boots and Waitrose. Monmouth also benefits from a vibrant mix of pubs, restaurants and cafes.

Description

Our client is seeking to sell the vacant site upon which previously stood the building shown in the above picture. The site has been extensively cleared following fire damage.

The site has planning consent for new retail premises, and we have a structural engineer's report to confirm that some of the existing structure can be re-used.

Accommodation

The site may be redeveloped to provide one large, or two small unit shops (subject to amendment of the current consent). A single large store could potentially extend to the following approximate areas:

Internal Width	11.43.m	37 ft 6".
Shop Depth	36.6 m	120 ft
Ground Floor GIA	371.6 sq m	4,000 sq ft
First Floor GIA	325.2 sq m	3,500 sq ft

Terms

The site is available, as is, on a freehold basis, subject to VP.

Price

Our client is inviting offers in the region of £395,000.

Planning

The property has consent for uses within Class E. Alternative uses may be considered, subject to Planning Consent.

We can provide interested parties with plans for the development that is consented and with a Structural Engineer's report.

Build Costs

Our client has received a cost estimate for building the consented development, totaling circa £210,000, but parties are advised to seek their own advice.

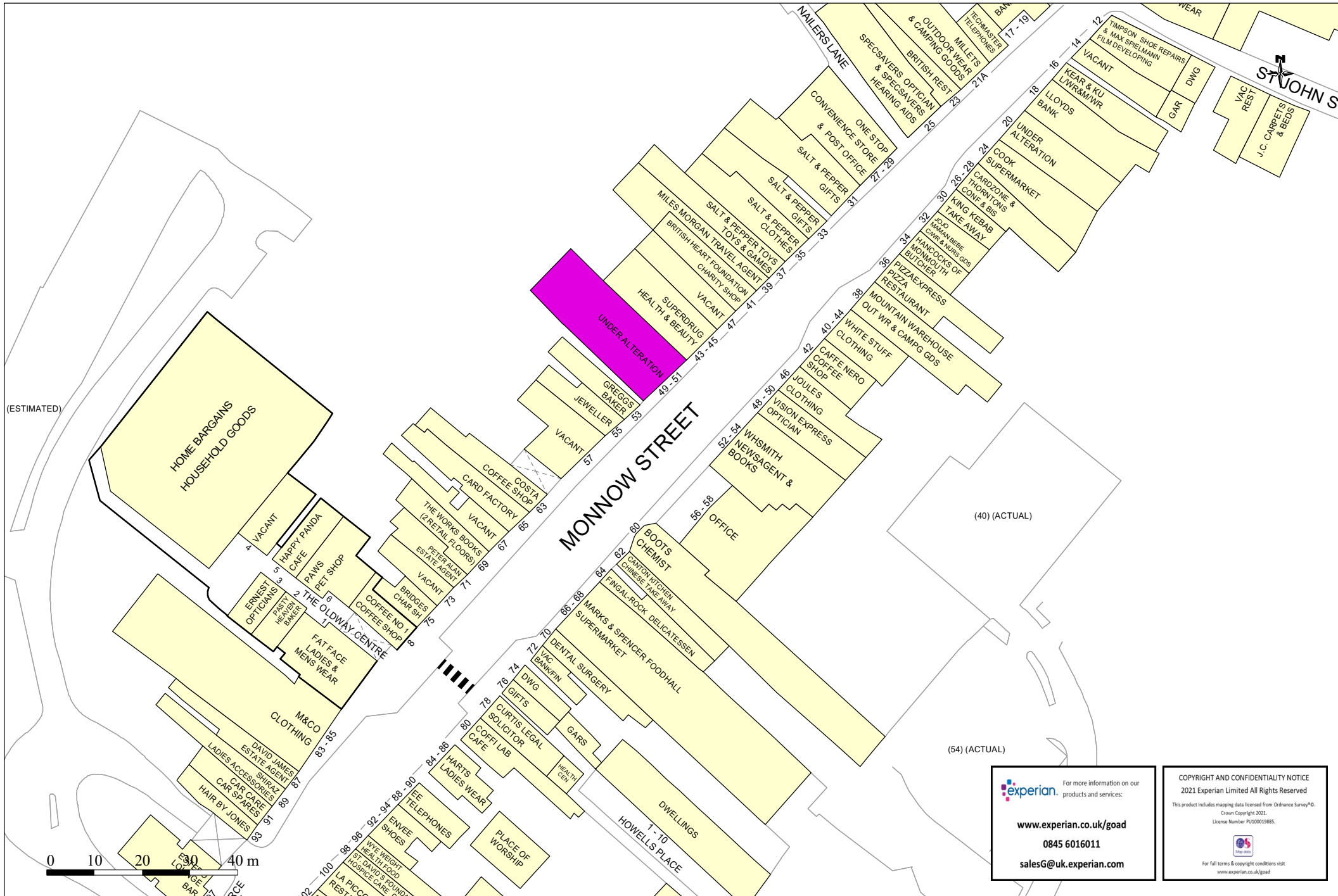
Viewing Strictly by appointment

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Date prepared: November 2023. Subject to Contract



(ESTIMATED)

(40) (ACTUAL)

(54) (ACTUAL)

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