M&P
PROPERTY CONSULTANTS

0117 970 7535

30 Whiteladies Road
Clifton, Bristol
BS8 2LG
www.mp-pc.co.uk

NEW BUILD SHOP TO LET
49/51 MONNOW STREET
MONMOUTH

PRIME SHOP UNIT

Location

Monmouth is a thriving market town with a loyal shopper catchment and substantial tourist trade.

Monnow Street is the town's primary retail pitch, anchored by the likes of Waitrose, M&S and Boots.

This new shop unit is to be built in the prime retail pitch, adjacent to **Superdrug**. Other retailers in the vicinity include, **Joules, TG Jones, Vision Express, Marks & Spencer** and **White Stuff.**

Description

The property previously standing on this site was destroyed by fire. Elements of the original façade will be retained and a new ground floor lock up shop unit, with residential accommodation above, built.

Accommodation

The new property will offer a ground floor shop with good rear access for deliveries. It extends to the following approximate areas and dimensions:

Internal Width (front)	9.54 m	31 ft 3"
Built Depth	29.1 m	95 ft 6"
Ground Floor GIA	225 sq m	2,420 sq ft

Lease Terms

The premises are available by way of a new full repairing and insuring lease, term of years to be agreed.

Commencing Rental

Rental offers for the whole, are invited in the region of £52,000 per annum, exclusive of VAT, rates and all other occupational costs.

Business Rates

Rateable Value – To Be Assessed.

Planning

The property has Class E consent.

Timing

It is anticipated that construction will complete early in 2027, for handover in Spring 2027.

Energy Performance

The property will be assessed when built and fitted out.

Costs

Each party shall be responsible for their own costs.

Viewing Strictly by appointment

Russ Power– M&P Property Consultants LLP

DD: 0117 970 7536 Mobile: 07810 824 374

Email: russ@mp-pc.co.uk

Anti Money Laundering checks will apply to all interested parties.

Date prepared: March 2026. Subject to Contract

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Monmouth (Russ)

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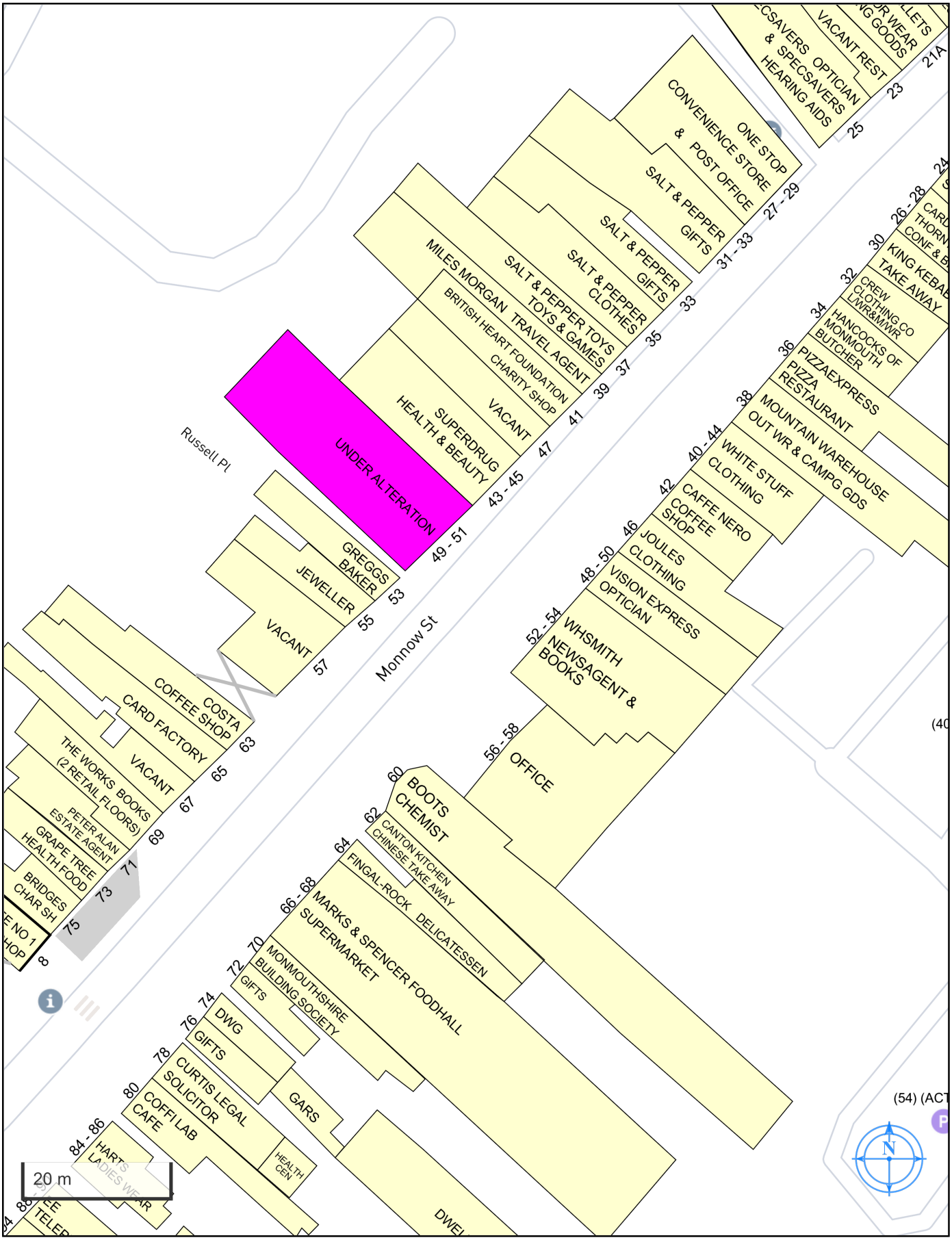

Ordnance Survey

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