

FOR SALE



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MONMOUTH TOWN CENTRE

On the instructions of The Priory for Wales of the Most Venerable
Order of the Hospital of St John of Jerusalem



For identification purposes only

23-25 ST MARY STREET, MONMOUTH, NP25 3DB

- Prime location on edge of town centre
- Substantial, versatile premises and yard
- Redevelopment potential (subject to planning and other approvals)
- Adjacent to large car park serving town centre
- Good access to A40 dual carriageway and motorway network
- 0.206 acre (0.083 hectare)

Rawlins & Madley for themselves and for vendors or lessors of this property whose agents they are give notice that:

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- (iv) all prices and rentals quoted are exclusive of VAT (if chargeable)



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SITUATION

The property fronts onto St Mary Street, which comprises principally residential properties together with some retail units. The Glendower Street Car Park is located to the rear of the property. The main retail centre, schools and other facilities are within a short walking distance.

The M4 Motorway (Junction 24) is within 25 miles and the M50 (Junction 4) is within 18 miles. The cities of Newport, Cardiff and Gloucester are within 26, 37 and 29 miles respectively.

DESCRIPTION

The property comprises the former St John Ambulance Hall, serving the Monmouth Division. The site extends to approximately 0.206 acre (0.083 hectare). The principal buildings comprise 2 large garage units at ground floor level with offices and training facilities above. To the rear there are 3 separate large garages/storage buildings.



3 no. outbuildings to rear

Outbuilding 1:	10.90ft x 60.00ft (3.32m x 18.28m)
Outbuilding 2:	17.00ft x 60.00ft (5.18m x 18.28m)
Outbuilding 3:	15.50ft x 21.76ft (4.72m x 6.63m)

ACCOMMODATION

Main Building

Ground Floor

Garage 1:	12.08ft x 34ft 00ft (3.68m x 10.36m)
Garage 2:	14.05ft x 64ft 00ft (4.28m x 19.50m)

First Floor

Training Room:	26.07ft x 34ft 00ft (7.94m x 10.36m)
Office:	14.01ft x 16.91ft (4.27m x 5.15 m)
Kitchen:	10.77ft x 10.73ft (3.28m x 3.27m)
Cloakroom/WC:	

External

Forecourt/apron fronting St Mary Street. Access to side of main building via steel framed gates leading to rear yard.



STATUTORY SERVICES

It is understood that mains gas, electricity, water and drainage are connected to the property, but interested parties must satisfy themselves regarding the location and capacity of services, and their adequacy to serve any proposed development.

Space heating to the Main Building (first floor) is by means of a gas fired central heating system.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Rating D (Main Building).

PLANNING

An appraisal from Planning Consultants RPS, has been commissioned, and is available to interested parties upon request. The site is located within the Monmouth Conservation Area and also falls within the character area of the "Historic Core (including Agincourt Square)."



TENURE

The property is freehold (Title no. WA787296) and will be sold with the benefit of vacant possession throughout.

VAT

The Vendor has not elected to charge VAT on the proceeds, but reserves the right to do so.

BASIS OF SALE

Subject to Contract, offers in excess of £500,000 are invited for the freehold interest in the property.

COMPLIANCE WITH ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Money Laundering, Terrorist Financing and Transfer of Funds (Information of the Payer) Regulations 2017 and Proceeds of Crime Act 2002, Rawlins and Madley may be required to establish and satisfy the identity and source of funds of all parties to this property transaction.



VIEWING

It is anticipated that a number of specific viewing days will be arranged and all parties who have registered their interest in the property will be informed of the arrangements

FURTHER INFORMATION

The following further information is available upon request:

- RPS Planning Appraisal.
- Asbestos Management Survey Report.
- Energy Performance Certificate (EPC).

To discuss, please contact:

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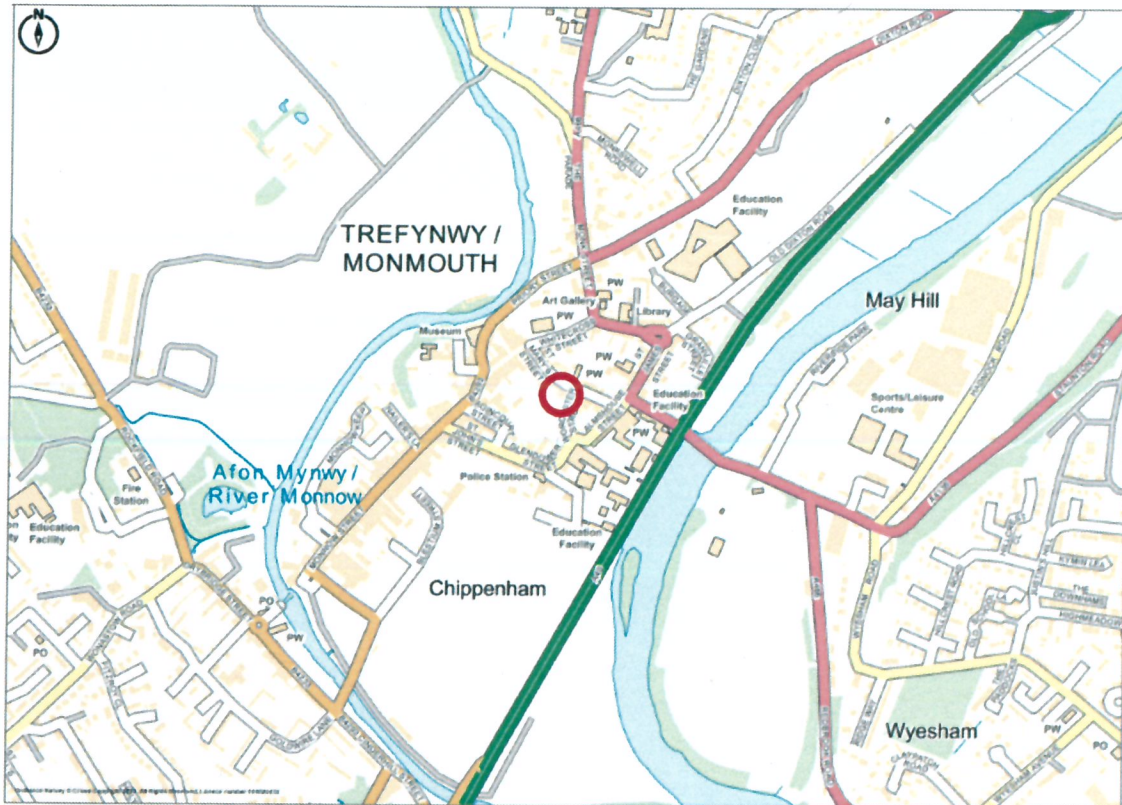
NB: All measurements and areas stated are approximations only and should be verified by formal survey.

SUBJECT TO CONTRACT

10/2022/2473

23-25 ST MARY STREET, MONMOUTH, NP25 3DB

Location Plan



Promap

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Plotted Scale - 1:10000. Paper Size - A4

Site Plan

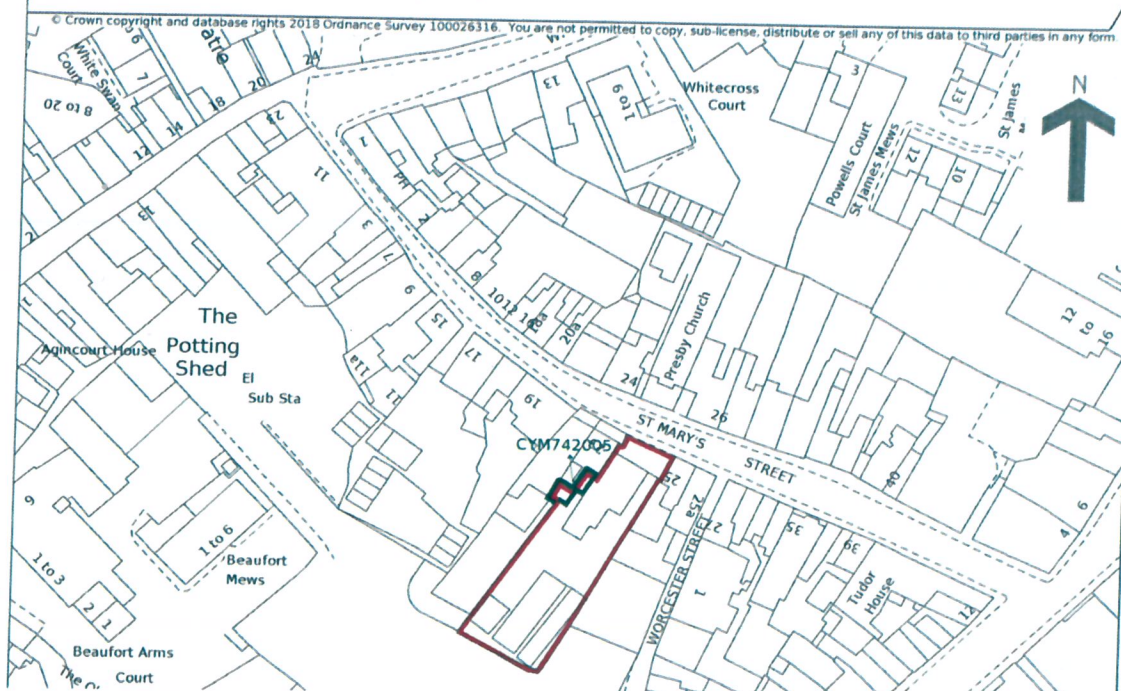
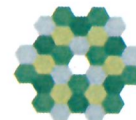
HM Land Registry
Official copy of
title plan

Title number **WA787296**

Ordnance Survey map reference **SO5012NE**

Scale **1:1250 enlarged from 1:2500**

Administrative area **Monmouthshire / Sir Fynwy**



Plans for identification purposes only