



Tenure
Freehold.

Location
Monmouth is an affluent market town with a catchment population of 14,860 situated in the Wye Valley, 30 miles west of Gloucester and 25 miles south of Hereford. The town is also a popular tourist destination being the nearest major town to the Forest of Dean and the famous landmark, Symonds Yat. The property, located within a Conservation Area, is situated in the centre of the town fronting Monnow Street which is the town's principal retail thoroughfare. National retailers close by include Millets, EE, Subway, Pizza Express, Viyella and White Stuff, whilst the majority of the banks are also situated nearby. In addition both Waitrose and Marks & Spencer Simply Food have branches on Monnow Street.

Description
The property is arranged on ground and two upper floors to provide a banking hall on ground with ancillary accommodation on part first floor. In addition there is a lock-up shop also on the ground floor. The remainder of the first floor and the second floor are self-contained and approached from a separate front entrance.

This self-contained area has planning consent (granted 09.02.2011) to convert into six self-contained flats. To the rear of the property is an area of "garden". In addition, separate from the main property, is an area of land fronting Nailers Lane which is presently used for car parking.

VAT
VAT is not applicable to this lot.

Documents
The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate
Range from EPC Rating 101-129 Bands E-F (Copies available on website).

Viewings
There will be a single block viewing held prior to the auction. If you would like to attend you must register no later than 12 noon on Wednesday 6th May by emailing: viewings@allstop.co.uk. Photo ID will be required on the day. In the subject box of your email please ensure that you enter 'Lot 91 Monmouth'.

Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
The Royal Bank of Scotland plc (1)	Gross Frontage 11.32 m (37' 2") Net Frontage 9.56 m (31' 4") Shop Depth 14.86 m (48' 9") Built Depth 18.86 m (61' 10") Part First Floor 72.2 sq m (777 sq ft) Right to Use 12 Parking Spaces on Nailers Lane Site	22 years from 13.12.2006 expiring 11.12.2028 Rent review 2021 and 2026. The 2021 review to the higher of OMV or a fixed uplift of 3.75%. The 2026 review to OMV only FR & I subject to a service charge cap (increased annually in line with RPI)	£26,844 p.a.	Rent Review 2021
Oasis Coiffeur Limited	Gross Frontage 4.78 m (15' 8") Shop Depth 11.89 m (39' 0") Built Depth 14.30 m (46' 11")	10 years from 29.09.2014 (2). Rent rises annually by £500 pa from 29.09.2016. FR & I plus service charge The lease contains a lessee's option to break at the 5th year	£12,500 p.a.	Fixed annual increases from 29.09.2016
Vacant	Part First Floor 86.70 sq m (933 sq ft) Second Floor 196.20 sq m (2,112 sq ft) Total 282.90 sq m (3,045 sq ft)			

(1) RBS, who have over 1,600 branches, have a market capitalisation of £43bn and are 81% owned by HM Government.
Website Address: www.rbs.com
(2) Sections 24-28 of the Landlord & Tenant Act 1954 Part II are excluded.

Total £39,344 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda
Seller's Solicitor Lauren McLeod, Shepherd and Wedderburn. Tel: 0207 429 4959 e-mail: lauren.mcleod@shepwedd.co.uk

Monmouth **15-19 (odd) Monnow Street and Land on West Side of Nailers Lane, Gwent NP25 3XQ**

- **Attractive Freehold Bank and Retail Investment with Vacant Possession of the majority of the Upper Parts**
- Part let to The Royal Bank of Scotland plc on lease expiring 2028
- Minimum uplift of bank rent in 2021
- Vacant possession of majority of the upper parts (with planning for 6 flats)
- Separate car park included
- Total Current Rents Reserved

£39,344 pa

On the Instructions of Trustees

SIX WEEK COMPLETION AVAILABLE



Car Park fronting Nailers Lane

