ALL ENQUIRIES

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THE BARTON
MONMOUTH, NP25 3BT

For identification purposes only

Detached building with yard offering a unique trading position with alternative consent for mixed use (residential/office) development situated between Monmouth's main shopping thoroughfares and the town's principal public car park.

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RICS
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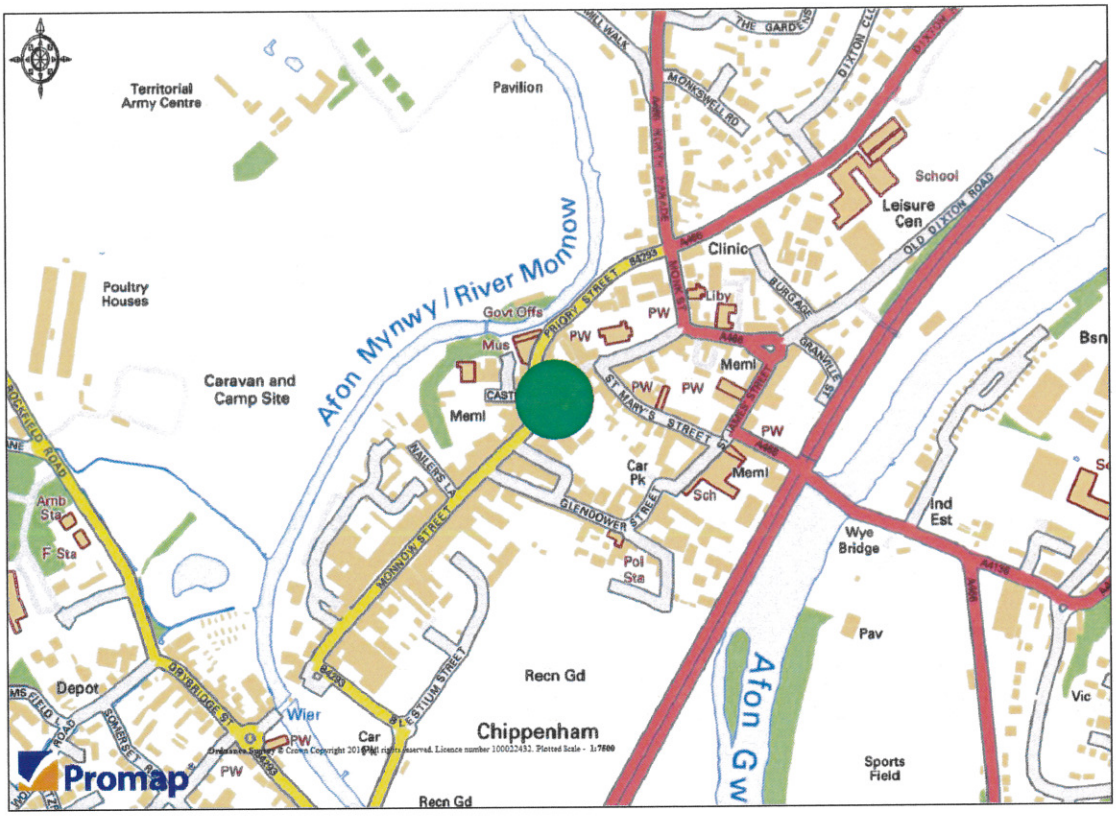
LOCATION PLAN



SITE PLAN

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DESCRIPTION

The property is a detached single storey structure and stands in a site area of approximately 0.075 acre (0.03 hectare). The building is constructed of masonry under a pitched roof with mono pitched projection, clad in corrugated sheeting.

SITUATION

The property is situated in the northern corner of the principal public car park serving Monmouth town centre. The town's main shopping thoroughfares - Agincourt Square, Church Street and Priory Street are within 100 yards. The Beaufort Arms Hotel abuts the southwestern boundary, and Beaufort Mews, a superior development of modern apartments, abuts the southeastern boundary.

The Barton lies within one of the oldest parts of Monmouth and within Monmouth Town Conservation Area.

Monmouth is a popular retail destination, and nearby occupiers include Joules, Iceland, Barclays Bank, Nationwide and Yorkshire Building Society, together with a range of local trading outlets, which give Monmouth its unique character.

Monmouth is served by the main A40/A449, and Junction 24 of the M4 Motorway at Newport is within 20 miles, and Junction 4 of the M50 Motorway at Ross-on-Wye is within 12 miles. Cardiff and Bristol city centres are within 38 miles and 47 miles respectively, and the popular market town of Abergavenny is within 19 miles.

ACCOMMODATION

The accommodation in essence comprises a large single space which has been partitioned in order to create a kitchen and wc facilities.

Overall internal area: approximately 783 sq ft (73 sq m).

External – yard area with access gates to the car park (northeast) and the pedestrian thoroughfare (northwest).

RATES

Informal oral enquires have been made with Monmouthshire County Council who have confirmed that the property has the following assessment:

Rateable Value: £1,750 per annum.

Rates Payable: £850.50 for the current year (1 April 2016 to 31 March 2017).

As the Rateable Value is under £2,600, it will currently attract 100% small business relief.

PLANNING

The property benefits from a detailed Planning Permission and Conservation Area Consent for demolition of the existing single storey building and replacement by a new mixed-use development of two offices and 4 residential units.

Consents were granted under reference DC/2010/00467/8 on 17 November 2011, and the seller is currently in the process of renewing the Planning Permission and the Conservation Area consent.

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A copy of the Planning Permission, Conservation Area Consent and relevant approved drawings can be made available to interested parties upon request.

The property was last used as a small garden centre and café, but interested parties should make their own enquiries of Monmouthshire County Council Planning Department to determine appropriate use.

TENURE
Freehold.

TERMS
The freehold interest is offered for sale upon terms to be agreed. The property would also be available to rent, and interested parties are asked to contact Rawlins and Madley in order to confirm the nature of their interest and to discuss appropriate terms.

ENERGY PERFORMANCE CERTIFICATE
An EPC is available for inspection upon request.

SERVICES
Mains water, electricity and drainage are connected to the property. Interested parties should satisfy themselves independently as to the state and condition of services, and the capacities available to serve any proposed redevelopment.

VIEWING

Strictly by appointment with the sole agent:

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SUBJECT TO CONTRACT

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