



23 and 23a St. Thomas Square
Monmouth NP25 5ES



STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £195,000

Due to retirement, we have for sale A RARELY AVAILABLE FREEHOLD COMMERCIAL PROPERTY SITUATED ON THE GROUND FLOOR currently run as a self service launderette turning over circa £55,000 per annum but with great potential to develop more services, together with REAR YARD and PARKING FOR TWO VEHICLES. There is also an ATTACHED SHOP which is rented out and earns £5,100 per annum (currently on a 12 month contract till January 2022).

Monmouth is a historic market and county town in Monmouthshire, Wales. It is situated 2 miles from the Anglo-Welsh border at the confluence of the River Monnow and the River Wye. The town sits within the Wye Valley Area of Outstanding Natural Beauty (AONB) and is surrounded by wooded hills to its north, east and south. Monmouth's historic significance is evident in the presence of the medieval town gate over the River Monnow, the Norman Castle and the Benedictine Priory. Today Monmouth is a tourist destination at the heart of the Wye Valley. It is a market town, shopping and service centre as well as a focus of educational and cultural activities.





RUB A DUB DUB

Entrance via half glazed door through to:

MAIN SHOP AREA

29'11" x 12'0" (irregular shape) (9.14m x 3.66m (irregular shape))

Five standard sized washers, one extra large washer, five gas dryers. tiled flooring. Door to:

REAR WORK ROOM / KITCHEN

17'5 x 9'11 (5.31m x 3.02m)

Belfast sink unit plus separate sink with hot and cold water, various storage shelving, further store / kitchen area. Door through to:

CLOAKROOM

External cloakroom with WC.

COURTYARD PATIO AREA

Leading through to rear access.

QUENCH - SHOP (rented out)

9'8 x 10'7 (2.95m x 3.23m)

Entrance via half glazed door through to shop area with serving counters etc.

QUENCH - KITCHEN AREA

7'1 x 6'9 (2.16m x 2.06m)

Single drainer double bowl sink unit, door to storage area and cloakroom.

QUENCH - CLOAKROOM

WC and wash hand basin.

PARKING AREA

There is hardstanding for two vehicles to the rear of the launderette.

SERVICES

Mains water, drainage, gas and electric.

WATER RATES

Welsh Water - to be advised.

LOCAL AUTHORITY

Rates none payable as small business rates relief. Any enquiries to be made to Monmouthshire Council, County Hall, The Rhadyr, Usk, NP15 1GA.

TENURE

Freehold.

AGENTS NOTE

The sale doesn't include the first floor flat.

The launderette is run as a limited company under the name of Rentek Limited. Accounts are available from the agent's office.

The opening hours of the launderette are Monday to Sunday, 7.30 a.m. to 6 p.m.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

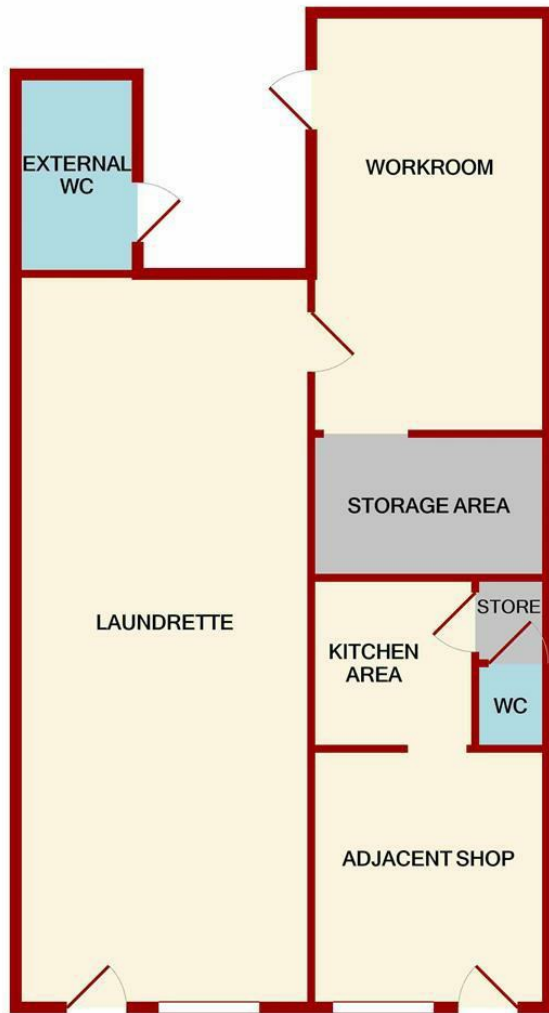
From Ross on Wye, proceed on the A40 towards Monmouth. Upon reaching Monmouth, head straight over the roundabout heading towards Newport. Upon reaching the traffic lights, proceed over and then take the first slip road on your left hand side to Monmouth. Follow this road around and over the bridge until coming to a T junction. At the T junction turn left, proceed along and the property will be found on your left hand side after passing over the traffic lights.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(81 plus) A
(81-91) B			(69-80) B
(69-80) C			(55-68) C
(55-68) D			(39-54) D
(39-54) E			(21-38) E
(21-38) F			(1-20) F
(1-20) G			Not environmentally friendly - higher CO ₂ emissions
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.



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