

Priory Street, Monmouth



ROSCOE ROGERS KNIGHT
Town and country properties



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Located a short walk from the town centre, this substantial, period, 4 storey, Grade II listed building was originally built as two fine townhouses by The Maddocks brothers. It retains both front entrances and their spiral staircases and a wealth of original features. Used as commercial offices for many years it totals approx. 5000ft² (456m²) with two floors being rented by regional solicitors. The full-sized cellar accesses a recessed courtyard at the back and the bonus of private car-parking for 6/7 cars.

Asking price of £535,000 Freehold

The building has a painted rendered exterior with decorative string courses and square pillars to the front elevation with inset feature wooden sashed windows to three floors and wooden panelled doors both externally and internally together with moulded skirting boards and architraves throughout. A mains gas boiler in the basement provides domestic hot water and central heating via radiators to some of the building. The current rent being paid is £14,380 PA. Planning permission was gained for apartments on the 3 vacant levels, details can be found on the Monmouthshire County Council site Ref; DC/2013/01030 02 Dec 2014.

Front entrance from pavement steps and wooden door with glazed fan light over into porch. Through part glazed door with glazed panel over and matching glazed side panels into:

ENTRANCE HALLWAY:

Original staircase with winders, square balustrades and hardwood curved handrail leading to upper floors. Panelled back door with fan light over to rear providing access to car parking area. Door accessing stairs down to the cellar. Doors to the following:

RECEPTION AREA: 9.93m x 4.59m reducing to (12' 3") (32'7" x 15'1")

Window to rear. Picture window to front divided by two full height arches to area at the rear. Suspended ceiling. Through part glazed door into: LOBBY: Door into:

BACK OFFICE: 3.47m x 3.30m (11'5" x 10'10")

Window to rear.

CONFERENCE ROOM: 5.84m average x 4.28m average (19'2" x 14'1")

Picture sash window to front. Protruding Lobby with second front access door with fan light over. Suspended ceiling. Door into:

STAIRWELL/SECONDARY STAIRCASE to upper floors:

Sash window to rear. Square balustrading, curved hardwood handrails. Door/secondary access to Cellar. Door into:

CLOAK ROOM:

Window at high level. Pedestal wash basin, electric hot water heater, low level WC with flush box at high level. **Stairs up to:**

FIRST FLOOR LANDING: Doors into the following: **FRONT OFFICE: 6.34m average x 4.4m (20'10" x 14'5")** Two large windows to front. **INNER LOBBY** window with views to parking area. Arched opening into **LOBBY** with door into: **FRONT OFFICE: 5.51m average x 4.27m average (18'1" x 14'0")** Two large windows to front. Secondary door to back Staircase. Arched opening to: **INNER LOBBY: Glazing at high level and access to Back Staircase. Doors into: BACK OFFICE: 3.10m x 2.39m (10'2" x 7'10")**

Window to car parking area.

KITCHEN/PREP-AREA: 2.20m x 1.55m (7'3" x 5'1")

Small window to rear. Stainless steel drainer sink with cupboards and drawers under. Worktop with splash back. Up main staircase to **SECOND FLOOR** with door at mid-point into **CLOAK ROOM** with window to rear. Wall mounted corner wash basin with taps, low level WC with flush box at high level. **L-SHAPED HALLWAY:** Door into:

FRONT OFFICE: 5.92m x 4.31m (19'5" x 14'2")

Two windows to front with views across Vauxhall and open countryside beyond. Sealed up original fireplace. Door into:

BACK OFFICE: 3.27m average x 3.71m (10'9" x 12'2")

Window to rear with views across parking area and the Kymin. Sealed up original fireplace and boarded up doorway. **LOBBY** with doors into;

FRONT OFFICE: 4.31m average x 6.00m average (14'2" x 19'8")

Two windows to front with views across Vauxhall and open countryside beyond. Door into shelved cupboard. Original cast iron fireplace.

CLOAK ROOM:

Window to rear. Pedestal wash basin and WC. Interlinking boarded up doorway to Back Office. Doors to airing cupboard. **From Lobby doors to back staircase up to third floor with exposed roof timbers/beams and roof light. Door into;**

SHELVED STORAGE ROOM: 2.30m x 2.46m (7'7" x 8'1")

Up main staircase to THIRD FLOOR L-SHAPED HALLWAY:

Doors into: **FRONT ROOM: 5.9m average x 4.36m average (19'4" x 14'4")** Roof light to front.

BACK ROOM 1: 5.06m average x 3.74m average (16'7" x 12'3") Door into: **BACK ROOM 2:**

5.06m average x 3.57m average (16'7" x 11'9") Door into void/roof access. Redundant water tank.

Opening to Back Staircase. **FRONT ROOM: 5.7m average x 4.3m average (18'8" x 14'1")**

Roscoe Rogers & Knight would like to draw your attention to the following notes:

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.

**From Ground Floor Hallway door and stairs down to:****LOWER GROUND FLOOR HALL:**

Window out to walled Courtyard. Ideal Mexico gas boiler providing central heating to radiators. Recessed opening into: **SHELVED STORAGE ROOM: 2.88m average x 1.63m (9'5" x 5'4")** Door into:

REAR STORAGE ROOM: 5.12m average x 4.85m average (16'10" x 15'11")

Extractor vent and part glazed doors out to Courtyard.

HALLWAY:

Consumer unit at high level. Doors to the following: **ROOM TO FRONT: 4.6m x 3.1m (15'1" x 10'2")** **SECOND ROOM TO FRONT: 8.3m average x 3.1m average (27'3" x 10'2")** Shelved with doors to:

REAR LOBBY:

THIRD ROOM TO FRONT: 2.77m average x 2m average (9'1" x 6'7") Shelved. Access to secondary Staircase. Doors to Lobby and:

REAR STORAGE ROOM: 3.37m average x 3.25m (11'1" x 10'8")

OUTSIDE:

LOWER GROUND FLOOR REAR COURTYARD: Flag stone paved with a number of recesses for storage with feature brick archways. Two sets of stone steps gated with wrought iron railings at the top accessing;

CAR PARK:

Access from Priory Street through the archway into White Swan Court. Tarmac with space for 7 cars and turning area.

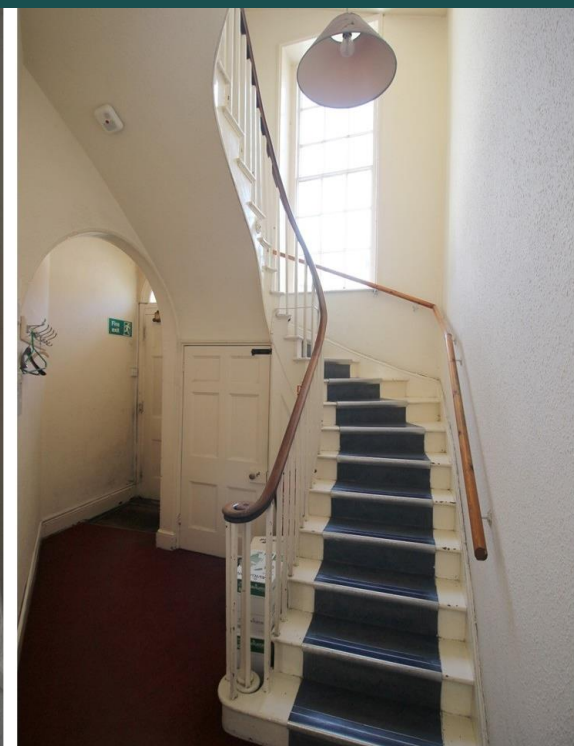
SERVICES:

Mains water, electricity, gas and drainage.

DIRECTIONS:

The building is directly opposite Monmouth Museum in Priory Street at the top of the town close to Agincourt Square.





Telephone: 01600 772929

3 Agincourt Square, Monmouth, Monmouthshire, NP25 3BT

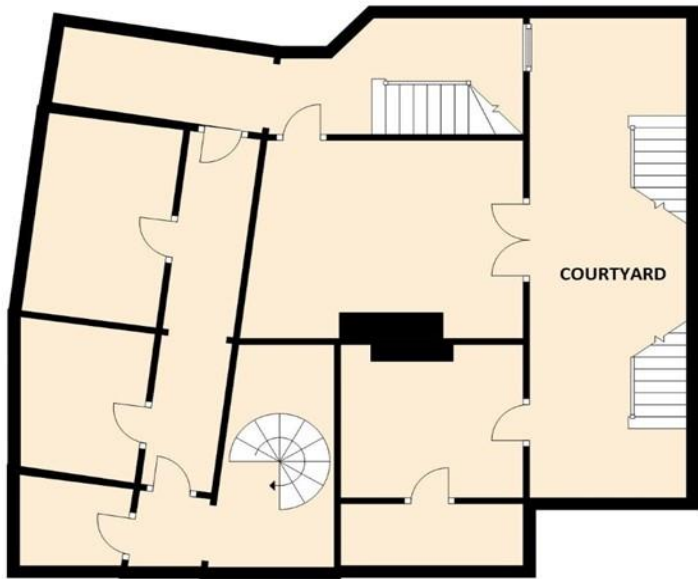
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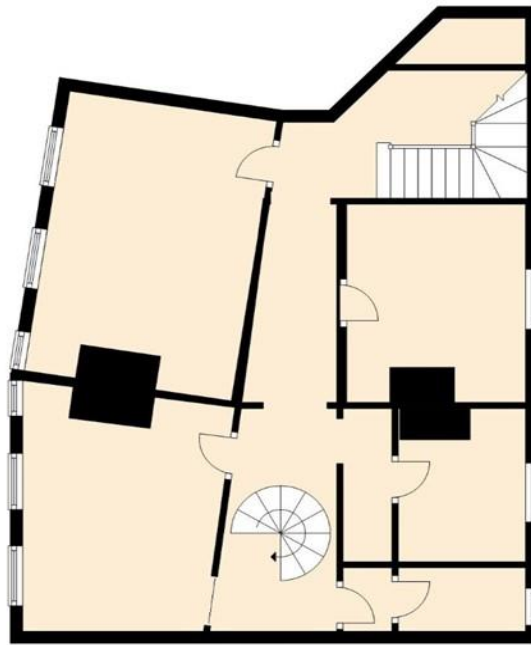
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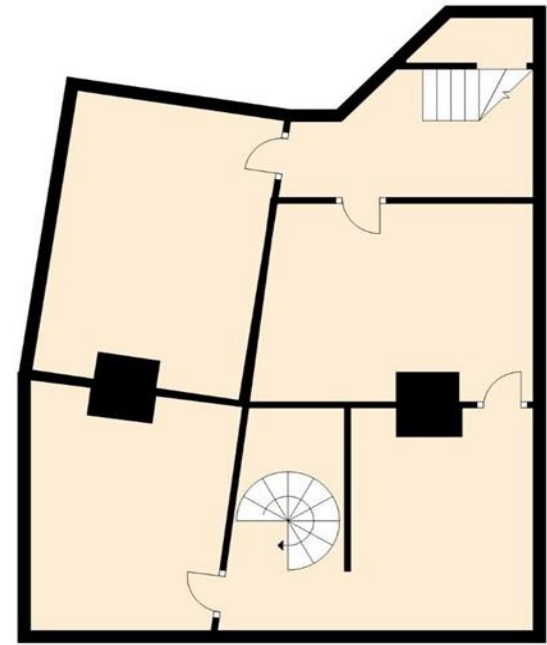
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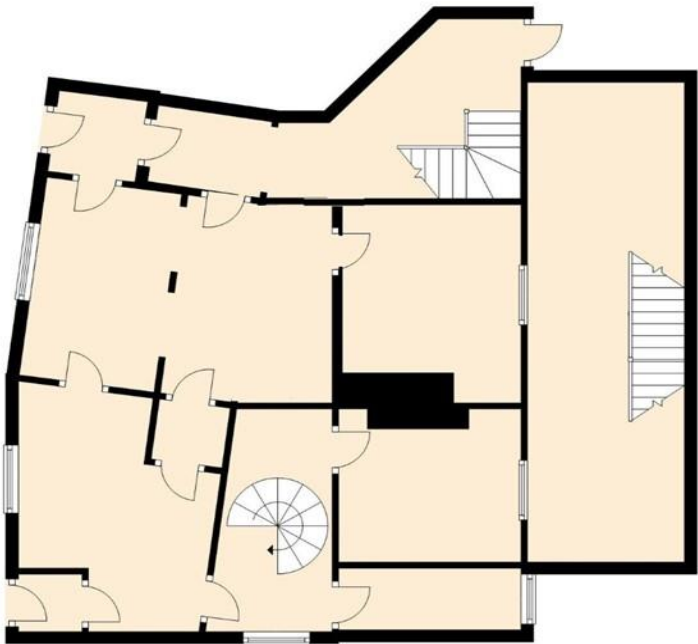
Basement



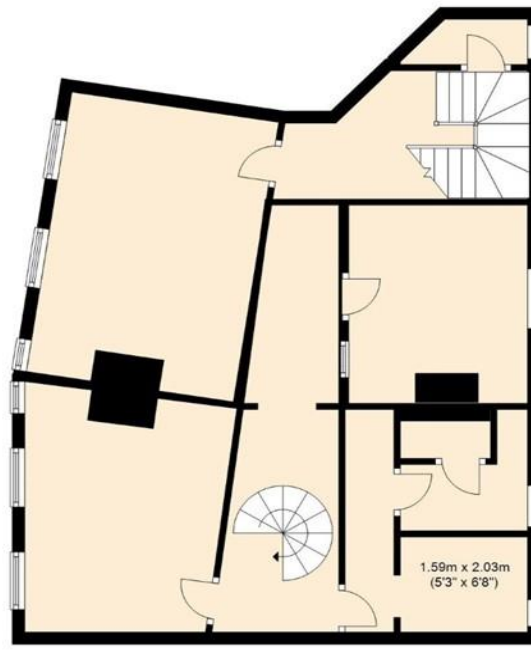
First Floor



Attic



Ground Floor



Second Floor

