



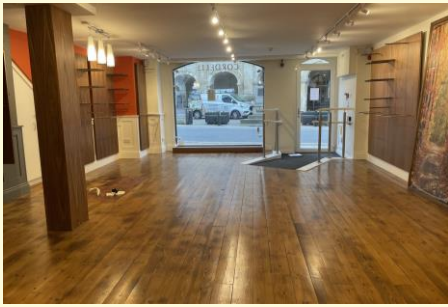
ROSCOE · ROGERS · KNIGHT  
*Town and country properties*

## **16 Agincourt Square, Monmouth**



An ideal investment opportunity. This Grade II listed terraced building was formerly owned by a building society who fully up-graded its 4 floors to a high standard. It is set in a prime location in the town square. The Ground floor is being offered together with a lower ground floor with kitchen, useful storage rooms and a courtyard at the back.

## **Asking price of £180,000**



Above the shop is a 3-bedroom maisonette, which has recently been sold on a long lease. The shop is being sold with the Freehold of the whole building. The exterior is rendered with wooden windows and doors with all 4 floors set under a pitched tiled roof. External doors are a combination of glass and aluminium and wood. All mains services. Fully alarmed.

**From pavement through hardwood glazed door with arched glazed panel over into:**

**SHOP: 8.89m (average) x 5.67m (29'2" x 18'7")**

Large arch top window to front overlooking Agincourt Square. Ramp with stainless steel handrails to either side. Wooden polished boarded floor with some panelled walls. Pair of doors into under stairs shelved cupboard.

**TWO CHANGING ROOMS:**

One under stairs recess and another set at right angles.

**"L" SHAPED INNER CORRIDOR:**

External fire door out to steps down to courtyard. Fitted cupboards one with shelving and one housing consumer units. Doors to the following:

**BOILER ROOM:**

Wall mounted gas boiler providing domestic hot water and central heating.

**CLOAK ROOM 1:**

Windows to side and back with frosted glass. WC, wall mounted hand basin with tiled splash back and mirror over.

**CLOAK ROOM 2:**

Window to back with frosted glass. WC, wall mounted hand basin with tiled splash back and mirror over.

**Stairs down to:**

**LOWER GROUND FLOOR ROOM:**

Window to back with frosted glass. Door into:

**INNER LOBBY:**

with doors into the following:

**STORAGE CUPBOARD:**

**KITCHEN: 3.63m x 3.44m (11'11" x 11'3") average**

Laminate worktop with cupboards and drawers under. Stainless steel drainer sink with mixer tap and tiled splash back. External Fire door to courtyard and doors to the following:

**CELLAR ROOM 1: 2.08m x 1.93m (6'10" x 6'4")**

Shelving to one wall. Opening at low level into **CELLAR ROOM 3: 3.49m x 2.05m (11'5" x 6'9")**.

**CELLAR ROOM 2: 4.46m x 2.38m average (14'8" x 7'10") plus 3.73m x 1.1m average (12'3" x 3'7")**

**OUTSIDE:**

At the back of the property is a paved courtyard with steps up to a sloping garden area.

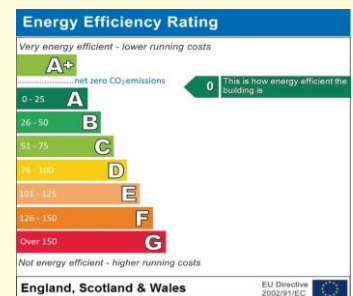
**SERVICES:**

Mains water, electricity and drainage, gas fired heating. Energy performance asset rating E.

**RATES:** £8,946 Per Annum (rateable value £15,750)

**DIRECTIONS:**

The property is directly opposite the Town Hall in Agincourt Square.



Telephone: 01600 772929

3 Agincourt Square  
Monmouth, NP25 3BT

www.roscoerogersandknight.co.uk

**Roscoe Rogers and 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.

