



2 & 2B BRIDGE STREET

USK | MONMOUTHSHIRE



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THIS IS A FANTASTIC OPPORTUNITY TO PURCHASE A MIXED USE COMMERCIAL / RESIDENTIAL PREMISES WITH EXTREMELY SPACIOUS LIVING ACCOMMODATION. IT ALSO HAS ORIGINAL DOUBLE DOORS AT THE FRONT ASPECT, A LARGE GARDEN AND A STONE BARN WITH POTENTIAL FOR CONVERSION (STP). ALL WITHIN THE HEART OF THE EVER POPULAR USK TOWN CENTRE.

- Three storey premises and a cellar •
- A shop with two rooms, a former kitchen area and a cloakroom •
 - Period features throughout the shop and accommodation •
- 2 bedrooms and 2 attic rooms, kitchen, sitting room and bathroom •
 - Some updating required to the property and garden •
 - Large walled garden at the rear •
 - Stone barn within the generous garden •
 - Double doors allowing access directly to the garden •

DISTANCES FROM 2 AND 2B BRIDGE STREET

Raglan 7.1 miles • Abergavenny 11.6 miles • Cwmbran 11.1 miles
Monmouth 12.9 miles • Chepstow 14.2 miles • Newport 14.7 miles
Cardiff 25.6 miles • Bristol 35.5 miles • London 142.2 miles
Cardiff Airport 40.7 miles • Bristol Airport 41.4 miles
Birmingham Airport 91.0 miles • Cwmbran Train Station 9.9 miles
Abergavenny Train Station 10.6 miles • Newport Train Station 14.6 miles
(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

The picturesque town of Usk, renowned for its floral displays and a regular winner of Wales in Bloom is located in the heart of the beautiful Monmouthshire countryside but conveniently situated only 10 miles from the M4. The streets of Usk are steeped in history with many charming old buildings, a wonderful romantic ruined castle and a Town Trail which includes 28 sites of historic interest, each with a Blue Plaque. Usk town centre offers a traditional shopping street with boutique shops, a range of hotels, restaurants, local primary school, doctors surgery and vets. Cwrt Bleddyn Hotel and Spa is located on the outskirts of Usk. Every year since 1844, the Usk Show is held on the outskirts of the town to celebrate the very best of Monmouthshire farming and rural life. Now one of the biggest One-Day Agricultural Shows in the whole of the UK, its popularity is second-to-none.

Just 11.6 miles from Usk is Abergavenny, a town known as the gateway to Wales and is within easy access of the main road links to the A465, A40, A449 and on to the M4/M5 and M50 motorway networks. Connections to main line trains, reaching London Paddington in under 3 hours, can be found at the railway station in Abergavenny. The town is just 6 miles from the border with England and has high street boutique shops and still hosts a weekly indoor market in the town centre. The Angel Hotel in the centre of Abergavenny, just a stone's throw from Abergavenny Castle offers award winning afternoon teas. The town also has a Waitrose, Morrisons and fantastic primary and secondary schools.

Monmouth, located just 12 miles from Usk boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, state of the art Monmouth Comprehensive School and a selection of Primary Schools. Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure activities.

THE PROPERTY

2 Bridge Street is a striking property located in a prime position in the heart of Usk town centre. Its Victorian facade sets precedent for the array of period features that can be found inside this remarkable mixed use property. Although it is fair to say the building and garden will require some maintenance it is an exciting opportunity for those looking to run their own business, for investment purposes perhaps or those that wish to live in a town centre location.



Step inside and into the shop that has a huge window for displaying items. A small trap door in the floor of the shop provides access into a cellar with restricted head height. Behind the main shop premises is a further room that could be used as additional shop space or to house stock perhaps. Doors from this room open into a former kitchen and a cloakroom.

The double doors at the front aspect open to reveal an undercover area that was previously used as extra retail space. Flagstone flooring was laid and glass doors at the rear open into the garden. It is possible to use this area as a thoroughfare from the town centre into the large garden.

A separate door at the front aspect opens into the entrance hall where a staircase leads up to the first floor living accommodation. At the top of the stairs you have the main bathroom with a modern white suite comprising of a separate bath and shower cubicle, WC and wash hand basin. Next to the bathroom is a separate cloakroom. A bright and airy corridor leads past a small storage room and on to the main sitting room.

The main sitting room is spacious and has large windows overlooking the front aspect.

Opposite the sitting room is the kitchen with cream cupboards, an integral oven and 4 ring hob, space for a washing machine and a stable door in the corner providing access onto the spiral cast iron staircase leading down to the garden.

Completing the first floor are two generous double bedrooms, one overlooking the High Street and the other overlooking the garden.

A further staircase leads up to two large attic rooms

OUTSIDE

Double doors at the front aspect open into an entrance foyer where further glazed doors reveal an undercover area formerly used as additional retail space for the shop. Flagstone flooring was laid which creates a small step up, however it is possible to take small vehicles such as motorbikes and pushbikes through this space and into the garden if required.

The walled garden is a superb size considering the property is located in the heart of the town centre, It does require maintenance but has potential to become a wonderful garden for the occupants of the living accommodation or an outside space to accompany the commercial premises.

Within the rear garden is a stone barn that has potential to be converted, subject to gaining any necessary planning consents required. .

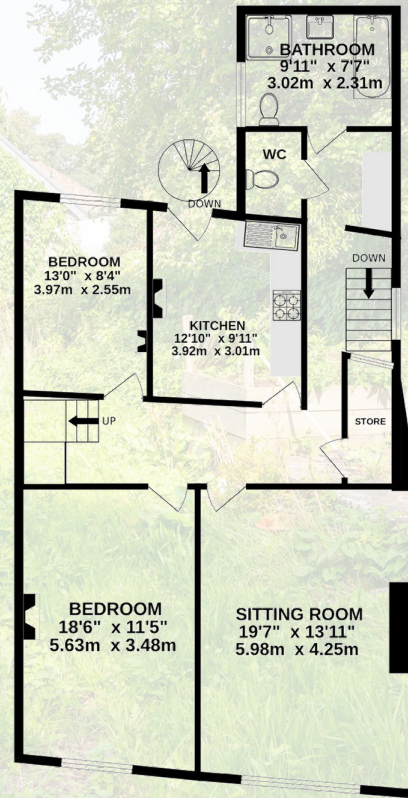


FLOORPLAN

GROUND FLOOR
1576 sq.ft. (146.4 sq.m.) approx.



1ST FLOOR
1013 sq.ft. (94.1 sq.m.) approx.

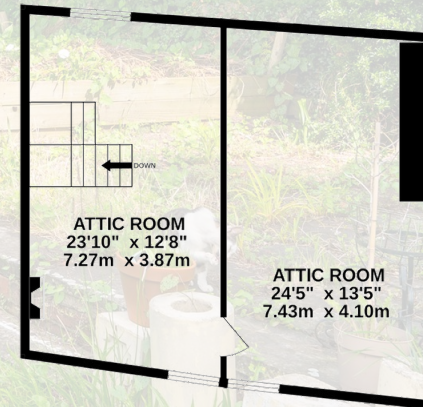


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TOTAL FLOOR AREA : 3165 sq.ft. (294.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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2ND FLOOR
575 sq.ft. (53.5 sq.m.) approx.



KEY INFORMATION

Services: Mains water, electricity, gas and drainage.

Tenure: Freehold

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

Council Tax Band: C


Business Rates: Current rateable value £8200

Local Authority: Monmouthshire County Council. Telephone 01633 644644

Viewings: Strictly by appointment with the selling agents

Directions: The property is located on Bridge Street in the centre of Usk town centre next to the Three Salmons Hotel.

Postcode: NP15 1BG

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		