

# TO LET / FOR SALE



## Belgrave House, 81 Brecon Road, Abergavenny, NP7 7RD

- Prominent location close to town centre
- On-site parking provision
- Approximately 3,119 sq. ft (289.84 sq. m)

**£32,000 per annum / £375,000**

[www.nplinnells.co.uk](http://www.nplinnells.co.uk)



## LOCATION

The property is situated in a prominent position on Brecon Road (A40), close to both the town centre and Nevill Hall Hospital. The Heads of The Valleys Road (A465) is a short drive to the south.

## DESCRIPTION

The property comprises a detached three-storey building of traditional construction under pitched slate roof.

Internally, the property provides office accommodation on two floors together with a second-floor store.. There is a kitchen and WC to the ground floor, with a further WC to the first floor. Heating is by means of a gas central heating system.

## ACCOMMODATION

The property has the following approximate net internal floor areas:

FLOOR AREAS	SQ M	SQ FT
Ground Floor	105.27	1,133
First Floor	101.47	1,092
Second Floor	83.1	894
<b>TOTAL</b>	<b>289.84</b>	<b>3,119</b>

## TENURE

The property is available on a new lease for a term to be agreed. Alternatively, the freehold can be made available.

## RENT / PRICE

£32,000 per annum.

£375,000.

## PLANNING

We understand that the property benefits from a B1 planning consent. However, we advise that interested parties make their own enquiries to the local authority.

## LOCAL AUTHORITY

Monmouthshire County Borough Council.  
[www.monmouthshire.gov.uk](http://www.monmouthshire.gov.uk)

## RATING ASSESSMENT

We are informed of the following information:

Description	Rateable Value
Office & Premises	£18,000



## ENERGY PERFORMANCE CERTIFICATE

The EPC rating is "D-82". A copy of the certificate is available upon request.

## LEGAL COSTS

Each party will be responsible for their own legal and professional costs incurred in the transaction.

## FURTHER INFORMATION

Please view our website or Zoopla for more photographs and specific information relating to the property.

### Alternatively, please contact:

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