



TO LET

- Commercial space with Mixed B1/B8 use
- As a whole or multiple units
- Road frontage
- Parking & storage available

HIGH HOUSE FARM

Raglan, Usk, NP15 2BS

Approximately 2000 sq ft of
commercial space available

Guide Rent: £750 pcm plus VAT

Approximately 2000 sq ft of agricultural buildings with
change of use approved to convert to commercial space
with B1 and B8 use

DESCRIPTION

The unit currently extends to approximately 2000 sq ft of open plan agricultural space with change of use approved for mixed B1/B8 use. The unit is available as a whole or as multiple units with numerous access points enabling sub division of the unit.

The units will be converted to a high standard with concrete flooring throughout while units can be adapted to suit ingoing Tenants.

SITUATION

The units are set in a rural yet accessible position with road frontage onto the Clytha Road and set directly opposite Monmouthshire Livestock Centre. The site has excellent transport links being less than 3 miles from the A449 at Raglan providing access to Monmouth (10 miles) and the Coldra / M4 J24 (15 miles) providing further access to the larger centres of Newport, Cardiff, Bristol and Bath.

OUTSIDE

Parking and external storage areas are available on site

TERM

The tenancy will be written under the statute of the Landlord and Tenant Act 1954 excluding the renewal provisions contained within s24 to s28 of the same and ideally for a term of at least 3 years with the opportunity of a break clause if required.

OUTGOINGS

The Tenant will be responsible for all outgoings including Water, Drainage, Electricity & Business Rates, all of which are exclusive of the annual rent. The tenants will be responsible for all services consumed

BUSINESS RATES

Awaited



PLANS AND PARTICULARS The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James & Partners or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning schemes of the County and Local Authorities.

DEPOSIT

A deposit equal to two calendar month's rent will be requested from the Tenant prior to entry. This will be returned minus any appropriate deductions at the cessation of the Tenancy.

INSURANCE

The property will be let on an internal repairing and insuring lease with the landlord being responsible for external repairs and structural insurance, the premium of which will be recoverable from the tenant.

SERVICES

Mains water and electricity is available with private drainage. 3 phase electricity is also available on site.

LOCAL AUTHORITY

Monmouthshire Council - 01633 644644

PLANNING

The unit currently has change of use approved for mixed B1/B8 use along with Agricultural feed & farming supplies.

SET UP FEE

The tenant will contribute £500 (plus VAT) toward the preparation of each Lease Agreement.

SERVICE CHARGE

TBC

VIEWING

Strictly by appointment with the Agents: DJ&P Newland Rennie.
Tel: 01291 430 331