

Abergavenny

The Former Swan Hotel

Prominent Character Building

Ground Floor Restaurant/Bar/Retail Opportunity

(A1/A2/A3 consent)



Location

Abergavenny is a historic market town located 15 miles west of Monmouth and 22 miles north of Cardiff. The property is prominently located adjacent to the town centre car park and bus station on Monmouth Road (A40) which is the main road into the town linking to the A465. The town is known for being an established food and drink destination holding the annual Abergavenny Food Festival as well as having a number of Michelin starred and commended restaurants in the local area.

Accommodation

This Grade II listed building is undergoing development works to provide office accommodation to the upper parts and a unique restaurant/bar/retail opportunity at ground floor level.

Following significant refurbishment the property is intended to provide the following approximate gross internal areas:

Ground Floor:	246.2 sq m	2,650 sq ft
Cellar:	35.7 sq m	385 sq ft
Outside Seating:	53 sq m	570 sq ft
Car Parking:	No of spaces — to be agreed	

Additional accommodation at first floor level may be available subject to separate negotiation.

Floor plans are available upon request.

Rent

£30,000 per annum exclusive.

Tenure

The property is held by way of a new lease for a term to be agreed on full repairing and insuring terms.

Rates

To be reassessed following completion of the development works.

(Interested parties are advised to make enquiries with the Local Authority)

Planning

Planning permission (DC/2016/00494) has been granted to allow for any use within Class A1, A2 or A3 of the Town & Country Planning (Use Classes) Order 1989. Further details of this consent are available by request.

Alternatively, uses may be considered on a subject to planning basis.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

To be reassessed following development works.

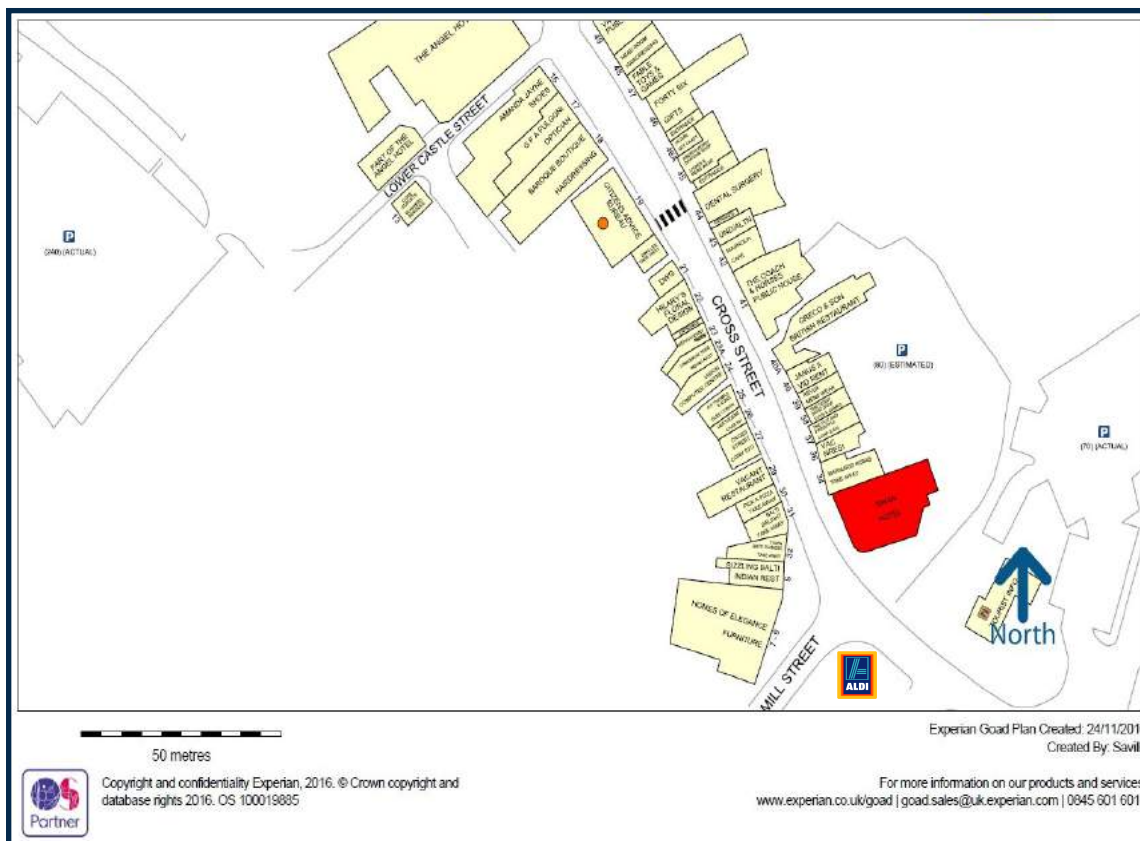
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