# emanueljones chartered surveyors



# 6A Frogmore Street, Abergavenny, NP47 4AG

**TO LET** 

PRIME RETAIL UNIT 1,029 sq ft (95.60 sq m)

- + Prime town centre location
- + A1 use
- + Corner position

029 2081 1581

# **LOCATION**

The property is located in the affluent market town of Abergavenny, Monmouthshire, approximately 37 miles north east of Cardiff. Abergavenny is popular with both tourists and locals with fantastic access to the Brecon Beacons and beyond. There are a number of events that take place annually such as the Abergavenny Food Festival. Abergavenny was voted one of the best places to live in Wales in 2017 (Walesonline).

Frogmore Street is seen to be one of Abergavenny's prime retailing thoroughfare's where both national and local businesses are represented. The available accommodation is situated on the corner of the junction between Frogmore Street and Lion Street, close to the main town car parking provision. Notable retailers along Frogmore street include Weatherspoon's, Vision Express, WHSmith and Cafe Nero.

# **DESCRIPTION**

The property comprises a ground floor retail unit with ancillary accommodation at basement and first floor level.

#### **ACCOMMODATION**

The property provides the following apporoximate areas;

Ground Floor	412 sq ft	(38.28 sq m)
First Floor	349 sq ft	(32.42 sq m)
Basement	268 sq ft	(24.90 sq m)

Total 1,029 sq ft | (95.60 sq m)

# **LEASE TERMS**

The accommodation is available by way of a new full repairing and insuring lease for a term of years to be agreed.

# USE

The property benefits from A1 planning use. There is potential for alterntive uses subject to planning consent.

#### **RENT**

£25,000 per annum.

# **BUSINESS RATES**

We are informed that the rateable value of the property is £24,000, 2019 UBR multiplier of £0.526 equates to Rates Payable of £12,624.00 per annum.

However, interested parties should make their own enquiries with the Local Authority.

# **EPC**

Currently being assessed.

# **LEGAL COSTS**

Each party to bear their own legal and professional costs incurred.

#### **VAT**

The property has not been elected for VAT.

# **VIEWING**

Strictly by appointment through sole agents Emanuel Jones:-

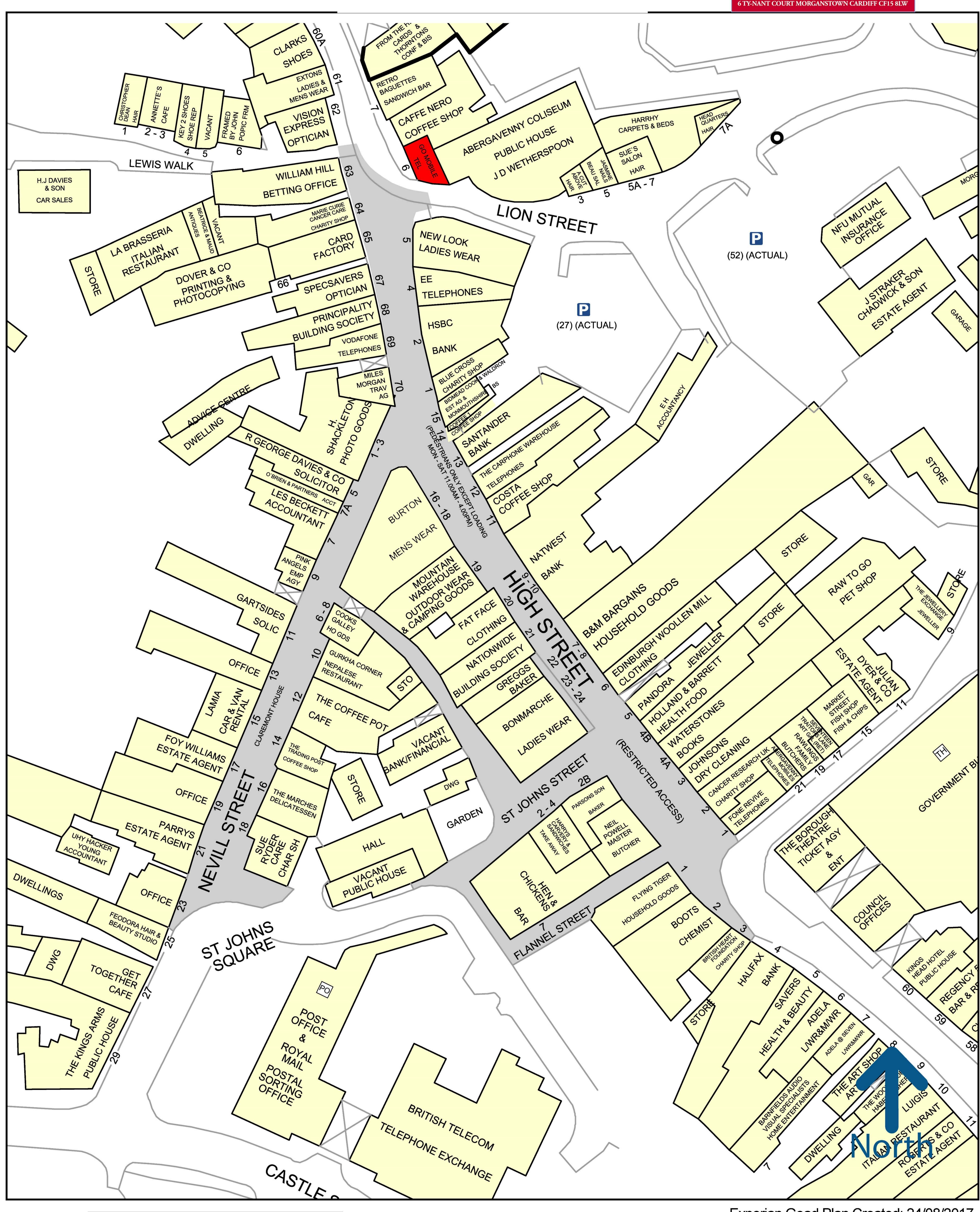
Contact: David Williams / Leo Llewellyn Email: david@emanuel-jones.co.uk leo@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



July 2019





50 metres



