



23 Somerset Street Abertillery, NP13 1DJ

TO LET

GROUND FLOOR RETAIL UNIT
953 ft² (88.52 m²)

- + Town centre location
- + Return frontage
- + Open plan layout

029 2081 1581

www.emanuel-jones.co.uk

LOCATION

The property occupies an excellent position on the corner of Somerset Street and Commercial Street and forms part of the prime retailing area of Abertillery. Nearby occupiers include Lloyds Bank, St David's Hospice Foundation and Thompson travel agents.

DESCRIPTION

The property is an end of terrace three storey building benefiting from a return frontage and side entrance onto a pedestrianised walkway, Commercial Street.

Internally, the property comprises a ground floor retail unit with a storage area, toilet and kitchen towards the rear. There is a basement area accessed towards the rear of the property.

ACCOMMODATION

The property provides the following approximate areas;

| | | | |
|--------------------|---------------------|--|-------------------------|
| Ground Floor Sales | 640 ft ² | | (59.42 m ²) |
| Basement | 313 ft ² | | (29.10 m ²) |

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

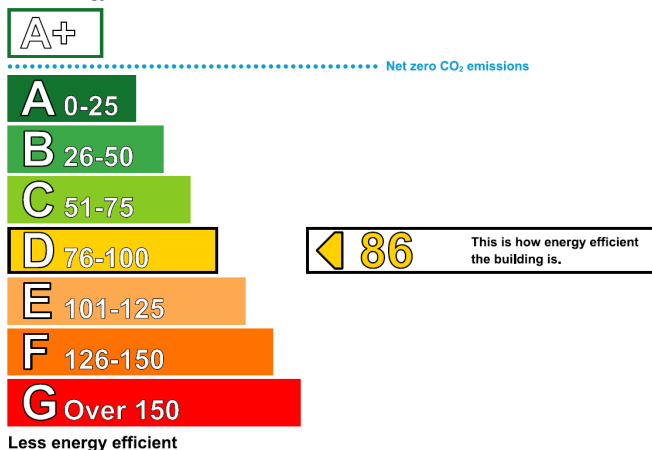
It is understood that the property benefits from A2 planning use. There is potential for alternative uses subject to planning consent.

RENT

£7,500 per annum exclusive. ***INCENTIVES AVAILABLE***

EPC

More energy efficient

**BUSINESS RATES**

We are informed that the rateable value of the property is £3,650. It is understood that the property falls under the small business rates relief threshold and therefore no business rates are payable. However, interested parties should make their own enquiries with the Local Authority.

VAT

The property has not been elected for VAT.

LEGAL COSTS

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

VIEWING

Strictly by appointment through sole agents Emanuel Jones:-

Contact: Rhys Williams / Leo Llewellyn
 Email: rhys@emanuel-jones.co.uk
 leo@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



September 2017

23 Somerset Street,
 Abertillery, NP13 1DJ

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