



# OFFICE TO LET

**Former Alice Springs Golf Club  
Bettws Newydd  
NP15 1JN**

Rural Office Accommodation  
Approx. 195.87 sq m (2,108 sq ft)

Rural Office Location  
Ability to Split into smaller Suites  
Available Immediately  
Adjoining Golf Course

Quoting £16,000 per annum



Regulated by RICS





## LOCATION

Bettws Newydd is village located in Monmouthshire approximately 3.5 miles (5.6 km) north of Usk and few miles South East of Abergavenny. The Village is located centrally between the A40, A449 and the A4042 all of which provide excellent access to the larger road network.

The property is located in a largely residential area, however benefits from being within close proximity of local amenities such as The Black Bear Inn and Alice Springs Golf Club.

## DESCRIPTION

The property provides a single storey office building of brickwork construction under a pitched slate roof. Internally the unit is subdivided into a number of offices and is fitted to a good standard. The property has male, female and disabled toilets as well as kitchen and communal meeting area.

Externally the unit has car parking for over 40 vehicles

## ACCOMMODATION

**OFFICE ACCOMMODATION 195.87 sq m (2,108 sq ft)**

## RATING ASSESSMENT

<b>RATEABLE VALUE</b>	<b>£6,500</b>
<b>RATES PAYABLE: (2011/12)</b>	<b>£2,782 pa*</b>

\*We understand that the property may benefit from small business rates relief, however we would advise that interested parties make their own enquiries with the local authorities.

## PLANNING

We understand that the property benefits from an B2 Office consent, however we would advise interested parties make

## LOCAL AUTHORITY

Monmouthshire County Council

Tel: 01633 644 644  
Email: [contact@monmouthshire.gov.uk](mailto:contact@monmouthshire.gov.uk)

## LEGAL COSTS

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



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Plans are provided for identification purposes only and should not be relied upon for any other purpose.

## VIEWING

Should you wish to obtain any further information regarding the property, please contact one of the Surveyors below. Alternatively, additional photographs and plans, where available, can be viewed on our website by visiting [www.parryscommercial.co.uk](http://www.parryscommercial.co.uk) and typing the following into the search box – Bettws Newydd.

**ALEX RIDDELL**  
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