



OFFICE TO LET

Abergavenny

36c Lion Street
NP7 5NT

Refurbished Office
Approx. 46.41 sq m (500 sq ft)

Town Centre Location
Close to Car Parks
Opposite Proposed Redevelopment
Immediately Available

Quoting £5,000 per annum



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LOCATION

The property is located in the heart of the affluent South Wales market town of Abergavenny. The town lies approximately 19 miles north of Newport, 30 miles north east of Cardiff and 25 miles south of Hereford. Road communications are excellent, the A40 dual carriageway links directly to the A449 which in turn gives direct access to the M50 to the North and the M4 to the south. The A465 Heads of Valleys road links Hereford to the north and the South Wales Valleys and Swansea to the west. The town further benefits from a wide range of amenities to include pubs, restaurants, hotels and a mainline railway station.

The property is located in the town centre opposite the cattle market, fronting Lion Street with return frontage to Market Street. The popular town market is located a short distance from the property. The cattle market is earmarked for redevelopment to provide a new superstore and town library. Car parking is available at nearby public car parks on Lion Street, Market Street and King Street, all within a 2 minute walk.

DESCRIPTION

The accommodation is at first floor level and provides open plan office space with a kitchenette off. The office has benefitted from complete refurbishment with paint and plastered walls, carpeting throughout and wall mounted electric heaters. There is an excellent level of natural light with windows in front and side elevations.

ACCOMMODATION

1ST FLOOR OFFICE 46.41 sq m (500 sq ft)

RATING ASSESSMENT

RATEABLE VALUE 2011/12 £3,600

RATES PAYABLE 2011/12 £1,540.80*

*No allowance has been made for Small Business Rates Relief which, if applicable, could further reduce this figure.

PLANNING

We believe that the property benefits from a BI consent. We would recommend that interested parties make their own enquiries with the Local Authority.

LOCAL AUTHORITY

Monmouthshire Council
Tel 01633 644 644
Fax 01633 644 666

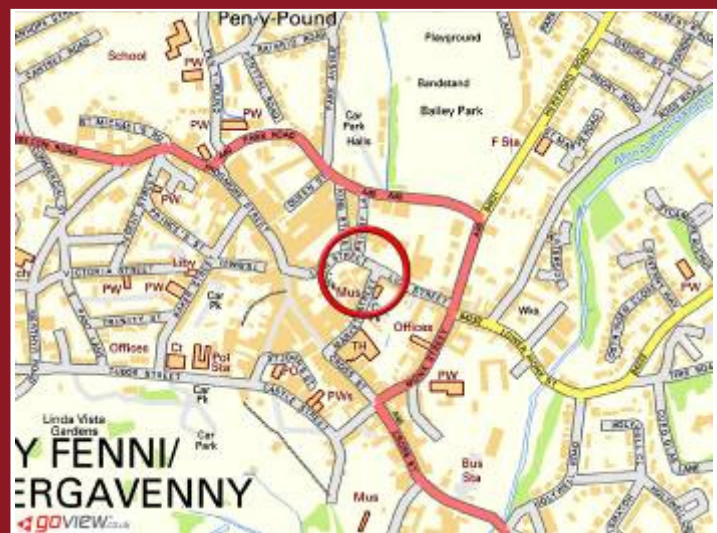
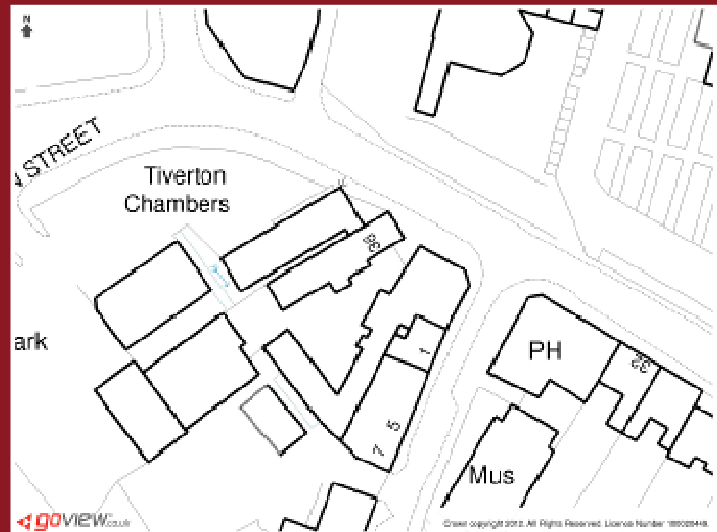
LEGAL COSTS

Each party to bear their own costs incurred in the transaction.

PROPOSAL

We are instructed to offer a new Internal Repairing and Insuring lease, for a term of years to be agreed, at a rent of **£5,000 per annum**. We are advised that no VAT is payable.

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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 and typing 36 Lion Street into the box.

RICHARD WEBB

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ALEX RIDDELL

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