



## TO LET

- Agricultural storage/workshop space
- Ancillary office space
- On-site parking
- Rural location
- Less than 5 miles from Usk

## Buildings at Allt Farm

Llantrisant, Usk, NP15 1LG

**£30,000 per annum**

Commercial premises providing in excess of 10,000ft<sup>2</sup> of agricultural storage/workshop space with ancillary office.

## DESCRIPTION

Commercial premises providing in excess of 10,000ft<sup>2</sup> in a rural yet accessible position less than 5 miles from Usk. The accommodation provides steel portal framed buildings providing agricultural storage/workshop space with ancillary office and mezzanine space available.

## LOCATION

The unit is set on the edge of the village of Llantrisant less than 5 miles from the historic town of Usk providing access to the A449 and further to the M4 at Junction 24.

The town of Usk is approximately 10 miles north-east of Newport and provides a range of amenities including shops, restaurants, pubs and hotels.

## SERVICES

The property benefits from mains electricity and water.

## TERMS OF TENANCY

The premises are available by way of an assignment/subletting of the existing lease agreement being a 15 year term commenced 26<sup>th</sup> February 2019. Tenant are responsible for repairs along with insurance by way of an insurance rent and all outgoings including water, electric and business rates. Additional information is available from the agents.

## BUSINESS RATES

TBC

## LOCAL AUTHORITY

Monmouthshire County Council – 01633 644644

## VIEWING

Strictly by appointment with the Agents: David James - 01633 880 220



**PLANS AND PARTICULARS** Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for such error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective applicant. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Both plan and particulars are believed to be correct. They do not constitute any part of any offer or contract and any intending applicants must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. All such statements are made without responsibility on the part of David James or the landlord. Applicants must satisfy themselves that they are happy to put forward an offer once they have made their own enquiries as to any planning applications or flight paths and satisfied their personal requirements. David James do not accept any responsibility for act of omission.

**WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC** The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.