

RETAIL OPPORTUNITY

**58 Frogmore Street
Abergavenny
NP7 5AR**

TO LET

LOCATION

Abergavenny is an attractive affluent market town known as the 'Gateway to Wales' being situated approximately 6 miles (10km) from the English border where the A40 trunk road and A465 Heads of the Valleys Road meet. The town is situated approximately 20 miles (32km) north of Newport, 37 miles (60km) north east of Cardiff and 49 miles (79km) north west of Bristol.

The premises occupy an edge of prime position in the in close proximity to the entrance to Cibbi Walk Shopping Centre. Other occupiers in the immediate vicinity include Tui, WHSmith, Coffi Lab, Ty Melin Bakery, Clarks Shoes, Vision Express and Cafe Nero.

ACCOMMODATION

The premises ground provides the following areas and dimensions:-

Ground Floor Sales	122.81 sq m	673 sq ft
Basement	116.40 sq m	313 sq ft
First Floor	79.15 sq m	402 sq ft

It benefits from vehicular rear access and parking to the rear with dedicated parking spaces (3 in total split to be confirmed)

TENURE

The property is available To Let under terms of a new Full Repairing and Insuring Lease via a service charge for a term of years to be agreed at a rental of £20,000 per annum exclusive



EPC

Rating To be confirmed.

BUSINESS RATES

Rateable Value £32,250
UBR (2024/2025) 0.563
Rates Payable £ 18,156.75 (Estimate)

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VIEWING & FURTHER INFORMATION

All viewings are strictly by prior appointment with Calan Retail:

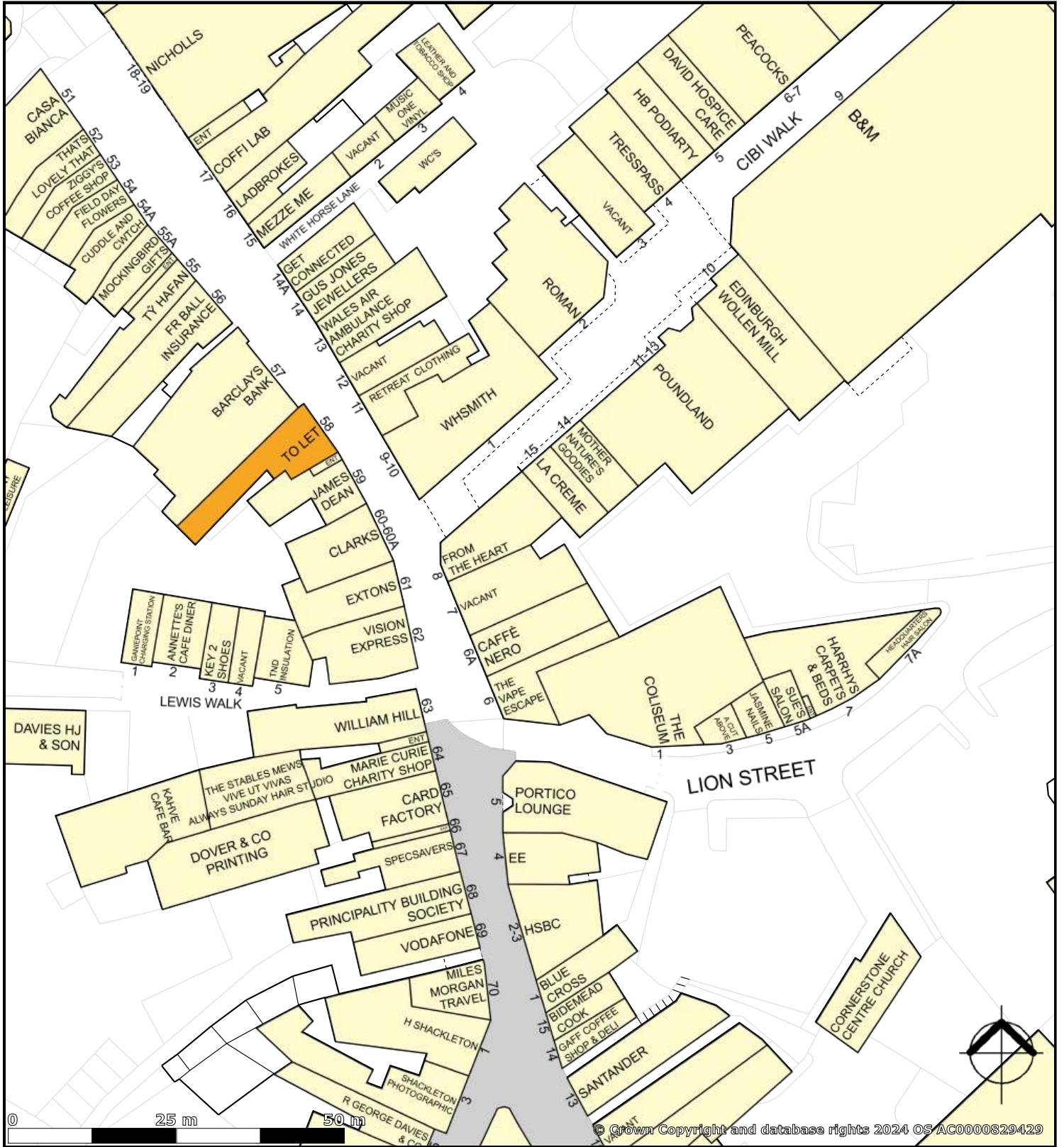
Nick Golunski

D 029 2053 7714

E nick.golunski@calanretail.co.uk

SUBJECT TO CONTRACT & VACANT POSSESSION

58 Frogmore Street Abergavenny



© 25 m 50 m

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