ABERGAVENNY 6 HIGH STREET

PRIME FULLY FITTED
SHOP UNIT AVAILABLE BY
WAY OF A NEW LEASE



The premises occupy an excellent position on High Street, adjacent to **Pandora** and **B&M** and other retailers in the near vicinity include **Mountain Warehouse, Costa Coffee** and **Holland & Barrett.**

Accommodation

The property is on ground, first and second floors and measures as follows:

Ground Floor	2,857 sq ft	265.42 sq m
First Floor Store	650 sq ft	60.39 sq m
First Floor Kitchen	135 sq ft	12.54 sq m

Part first floor and second floor not accessible.

Lease/Rent

The property is available by way of a new lease, at a rent of £45,000 per annum exclusive.

EPC

An EPC is being prepared. Please contact agents for further information.

Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute.





Business Rates

Enquiries via the Valuation Office website confirm the property is assessed as follows:
Rateable Value £53,000
Interested parties are advised to make their own enquires. No rates payable until April 2021.

Legal Costs

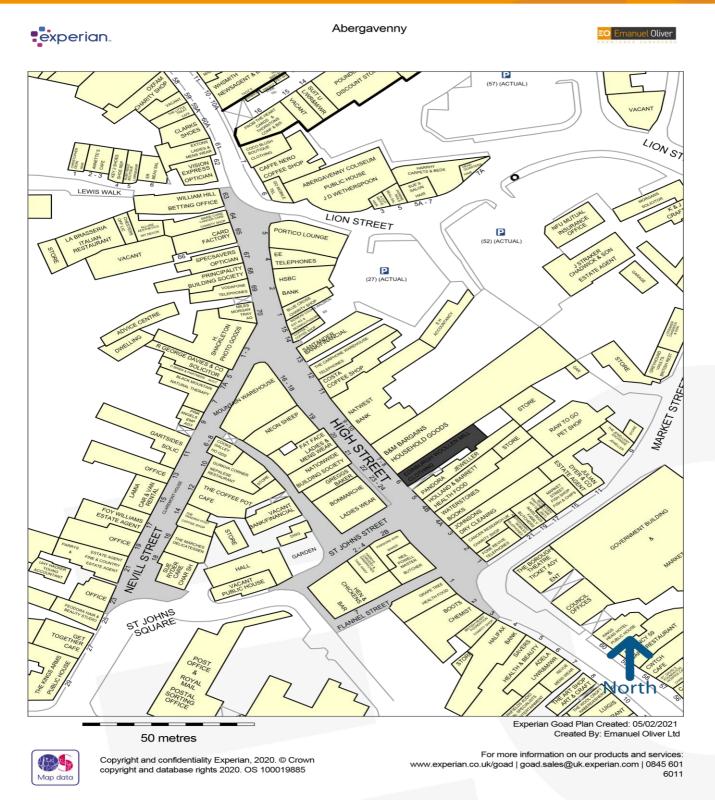
Each party will be responsible for their own legal costs incurred in the transaction.

Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Viewing

Strictly by appointment through Emanuel Oliver, Llyr Emanuel <u>llyr@emanueloliver.com</u> 0151 236 6725.



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued.) Emanuel Oliver for themselves and the vendors/lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representatives of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/ lessees must satisfy themselves by inspection or otherwise as to correctness of each of the statements contained in these particulars.