

ABERGAVENNY

6 HIGH STREET

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



Location

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 llyr@emanueloliver.com 0151 236 6725.



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