

TO LET



BREWERS YARD

LLANARTH | RAGLAN | USK | MONMOUTHSHIRE





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TO LET - STORAGE YARD & BUILDINGS

BREWERS YARD OFFERS AN EXCELLENT OPPORTUNITY TO LEASE A STORAGE YARD BENEFITING FROM TWO COVERED STORAGE BUILDINGS AND SITUATED UPON THE LLANARTH ESTATE

- Superb central Monmouthshire location with excellent accessibility to all principle road networks •
 - Situated on the edge of the beautiful Llanarth Village within the Llanarth Estate •
 - Spacious hard surfaced storage yard – extending to approximately 8,395 Sq. ft •
 - Two storage buildings offering covered storage – extending to approximately 2,548 Sq. ft •
 - Potential to create secure covered storage •
 - Electricity & Private Water Supply all connected •
 - Offered To Let for a three-year lease term •
- (flexibility to a longer lease term available)

Raglan / A40 4 miles • Abergavenny / A465 7 miles

Usk 8.4 miles • Monmouth 11 miles

(all distances are approximate)



These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



SITE INFORMATION

Description: The Site offers a level, compact storage site situated on the edge of the hamlet of Llanarth on Bersondy Lane. A double gated entrance provides access direct into Brewers Yard, which is enclosed.

Services: Electricity is connected with existing lighting & sockets situated within the Dutch Barn building. The Landlord is currently obtaining the Electricity Safety Certificate due to the re-letting of the site.

A private water supply is connected and consumed water is sub-metred and rebilled annually to the Tenant.

Directions: From Llanarth Village take the lane opposite Llanarth Church to Bersondy and pass the entrance to Bersondy on your right. Brewers Yard is then situated on the left.

What Three Words: ///regular.sunblock.orchids

PROPOSED LEASE TERMS

The principal lease terms proposed are as follows;

- A fully Repairing & Insuring (FRI) Lease (Landlord will insure and reclaim the premium) contracted out of the SoT provisions.
- Lease Term: A three-year lease term is proposed with flexibility for a longer term.
- Rent: The agreed Rent is payable quarterly in advance on the Rent Days of 1st March; 1st June; 1st September and 1st December each year. It is understood no VAT is chargeable upon the Rent.
- Electricity: The existing electricity account will be transferred to the Tenant who will be responsible for electricity consumed.
- Private Water: Consumption is rebilled to the Tenant on the 1st October annually in arrears at the current Dwr Cymru Welsh Water rates of £1.55/m3 for water and service charge of £0.15/day.
- Insurance: The Tenant will be responsible for the insurance premium relating to the insurance payable upon the site under the Estates insurance policy which is currently £45.39 per annum for 01/04/2024 to 31/03/2025.

Viewings: At any time during daylight hours with a copy of these Particulars.

Enquiries: For further information please contact Powells FAO David Powell BSc (Hons) MSc MRICS FAAV on 01600 714140 or email enquiries@powellsrural.co.uk



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IMPORTANT NOTICE

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