

Lambert  
Smith  
Hampton

# 57 Frogmore Street Abergavenny

## TO LET/MAY SELL RETAIL PREMISES

### OPPORTUNITY SUMMARY

- ✓ Asking Rent of £60,000 pa
- ✓ 4,195 sq ft (390 sq m) NIA
- ✓ Prime Retail Pitch

GROWS VEGETABLES  
YN GRYMUSO MERCHED  
FILLS CLASSROOMS  
YN TACLO TLODI



OXFAM

BARCLAYS

| NP7 5AT |

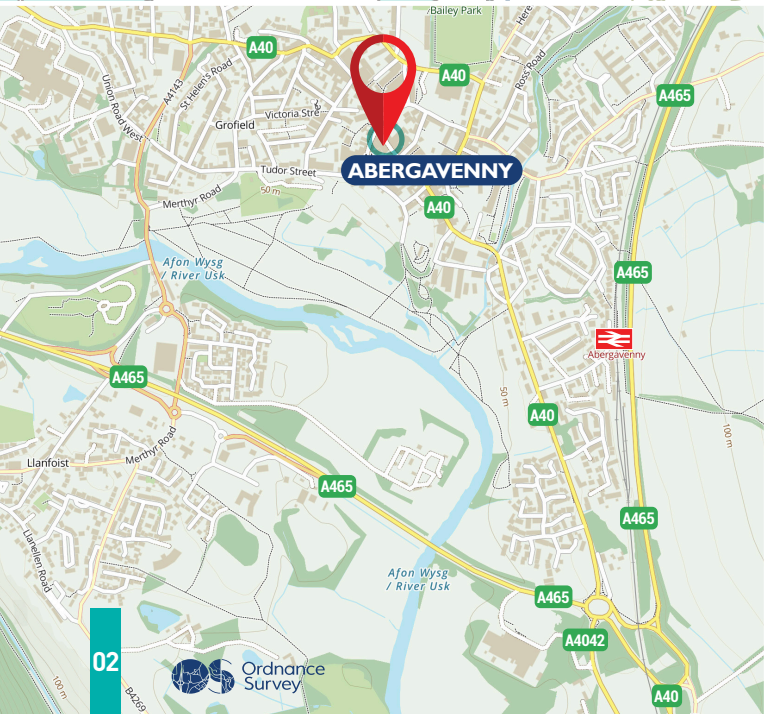
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## Location & Situation

Abergavenny is located on the Junction of the A40 and A465, approximately 10 kilometres from the English border. The property lies in a prominent position in a secondary/edge of prime pitch within Abergavenny town centre, north of the entrance of Cibi Walk. Retailers in the immediate vicinity include Oxfam, Clarks and WH Smith. Access is given via Cibi Walk to car parking facilities on the fringe of the town centre.



## Description

The property is a mid terrace three storey building with basement and rear car park built in the late 19th or early 20th Century as a bank.

It has solid masonry elevations, part rendered, part of stone face, with pitched slate roofs. Part of the ground floor, however, has a flat roof. The building is of traditional bank style and thus, does not have a continuous shop front.

The ground floor is set to a retail banking hall, with strong rooms and staff accommodation to the rear, the basement to storage and the first and second floors to office and further staff accommodation. To the rear is a surface car park providing 20 parking spaces, which primarily seems to be reserved for staff use.









## Accommodation

We have measured the accommodation in accordance with the RICS Property Measurement 2018, (2nd Edition) and calculate the Net Internal Area (NIA) floor areas to be as follows:

Floor	Description	Sq ft
Ground	Retail Area (ITZA)	1,097
	Stores/Ancillary	350
	Strong Room	447
First	Offices	1,135
Second	Office/Ancillary	1,166
<b>Total</b>		<b>4,195 sq ft (390 sq m)</b>

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## Terms

The units are available on new Full Repairing & Insuring lease terms to be agreed.

The landlord may consider disposing of the property.

## Business Rates

As stated on the VOA website the Rateable Value for the subject premises is as follows:

Rateable Value (2023): **£50,500**

UBR for Wales for 2023/2024 is 0.535

We advise that all enquiries should be made with the Local Authority Rates Department to verify this information.

## EPC

The property is exempt.

## Viewing and Further Information

Viewing strictly by prior appointment please contact:

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