



2 Frogmore Street

Abergavenny, NP7 5AF

To Let

Ground Floor Sales

1,180 sq ft

(109.63 sq m)

- Prime Pitch
- Ground Floor, Former Bank Premises To Let
- Prosperous Market Town
- Nearby occupiers include: Loungers, Vodafone, Mountain Warehouse, Specsavers and Costa Coffee
- A2 USE - Other uses considered subject to planning

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Summary

Available Size	1,180 sq ft
Rent	£30,000 per annum
Rateable Value	£36,250
Service Charge	Upon Enquiry
VAT	Applicable. TBC
Legal Fees	Each party to bear their own costs
EPC Rating	D (84)

Description

The property comprises a ground floor sales area and rear ancillary space. Previously a bank, the property is built with character and is 'white boxed' ready for a new tenant. Access is direct from Frogmore Street.

Location

The property is situated on a prominent pitch on the pedestrianised Frogmore Street within Abergavenny. The nearby occupiers include Loungers, Vodafone, Mountain Warehouse, Specsavers and Costa Coffee. Abergavenny is at the Eastern point of entrance to the Brecon Beacons National Park (AONB) and in summer, footfall increases due to popularity with tourists but throughout the year is still a prominent market town in Monmouthshire.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales	1,180	109.63
Ground - Ancillary	229	21.27
Total	1,409	130.90

Terms

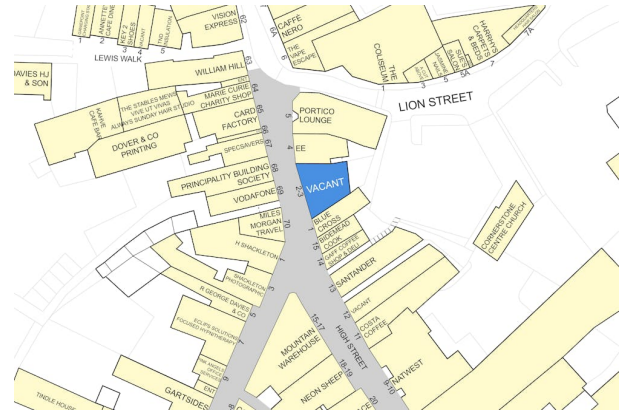
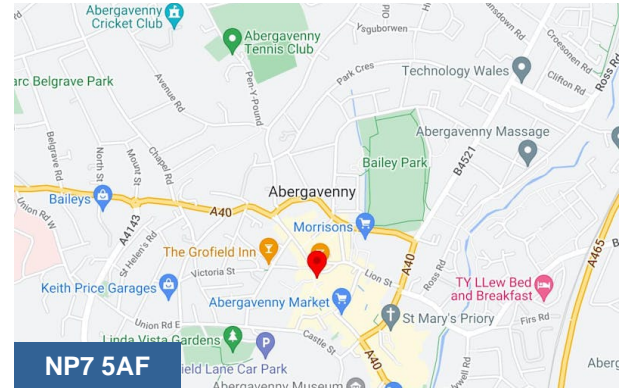
The premises is available to let by way of a new lease terms to be agreed.

Planning

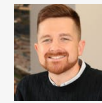
The premises benefits from A2 USE. However, other uses will be considered subject to planning.

Viewings

By appointment via letting joint sole letting agents Cooke & Arkwright and Richard Linnell 07966 387519.



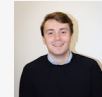
Viewing & Further Information



Ben Davies

02920 346 311

ben.davies@coark.com



Sebastian Branfield

02920 346 315

seb.branfield@coark.com