



Christie Residential

YOUR HOME, HANDLED WITH CARE

Tel: 01873 852221

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**Cross Street,
Abergavenny**
£8,000 P.A

- ♥ Retail area, rear office, storeroom, kitchenette and WC.
- ♥ Recently Refurbished
- ♥ Town Centre Location
- ♥ Available Immediately





About this property

A fantastic opportunity has arisen to lease a double-fronted, ground floor lock-up shop premises located in a highly visible and very busy secondary trading position on the main A40 approach road into Abergavenny, some 250 metres from the bustling town centre. The property is currently configured with a main retail area with office to the rear with storeroom, Kitchenette and WC. Previous occupants have included a fabric & craft shop, which traded successfully for 8 years. Prior to that there was a speciality ice-cream parlour, a sandwich bar and latterly, a technology and data business. With two large display windows to the front, the premises, which have been extensively renovated by the previous tenant, are well-suited to a variety of businesses, but please note the Landlord has specified that he is unable to entertain a takeaway business or similar hot food outlet. Within the immediate vicinity there is a home & garden gift shop with café, a convenience store, domestic appliance retailer, computer repair centre, Gents Barbers and two Ladies Hairdressers, along with a number of restaurants and takeaway outlets. With the convenience of limited parking directly outside the door and a public pay & display carpark within 100 meters, the shop is immediately available for rent with the benefit of a new lease (terms to be negotiated) and sensibly priced at an annual rent of £8,400 per annum, exclusive of business rates and utilities. To discuss further, please contact Philip at Christie Residential.

About the location

A popular market town set amidst the Seven Beacons with its skyline dominated by the Blorenge, Skirrid and Sugar Loaf mountains, Abergavenny is known as the 'Gateway to Wales'. It is situated twelve miles from the English border to the north and just south of the Black Mountains, on the edge the Bannau Brycheiniog National Park. Steeped in history Abergavenny was originally a Roman Fort then a medieval walled town. It is now a market town with arguably more life and vibrancy than nearby Usk and Monmouth. Abergavenny offers a wide range of amenities with major supermarkets, weekly retail and farmers markets, a high street comprising recognized chains alongside numerous local independent stores, leisure centre, a number of churches and Nevill Hall Hospital. Its location means that Abergavenny acts as the major transport hub for the area. The railway station allows easy access to anywhere on the rail network. The A465, Heads of the Valleys Road is one mile out of town with the M50 / M4 a further 25 minutes away. Furthermore, there is a bus station with an extensive range of routes to neighbouring towns and villages and as far afield as Cardiff. For further information on school catchment areas and community provisions go to www.monmouthshire.gov.uk or call 01633 644488.

Directions

From our office in Frogmore Street, walk back along High Street and past the Town Hall onto Cross Street and follow for approximately 200 metres towards the Bus Station and the premises can be found on the right-hand side of the road next to the Premier Convenience store.

Consumer Protection from Unfair Trading Regulations 2008.

Please be aware that neither **Christie Residential** nor the sellers have tested any apparatus, equipment, fixtures and fittings or services, unless otherwise advised, and therefore it cannot be verified that they are in good working order and fit for the purpose. As a result, buyers are advised to obtain verification from their Solicitor, Surveyor or suitably qualified tradesman regarding these matters. Unless otherwise stated, **Christie Residential** have not had sight of the title documents therefore buyers are advised to obtain verification from their Solicitor as to the Tenure of a Property. Items shown in photographs are not necessarily included in the sale unless specifically stated in the sales particulars but may be available to purchase by separate negotiation. Buyers must check the availability of a property before embarking on any journey to conduct a viewing. It is an explicit condition of these sales particulars that all appointments to view and any subsequent negotiations are conducted exclusively via **Christie Residential**, as owners' agents.

GROUND FLOOR

APPROX. 40.0 SQ. METRES (430.6 SQ. FEET)



TOTAL AREA: APPROX. 40.0 SQ. METRES (430.6 SQ. FEET)



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