



## 69 Frogmore Street, Abergavenny, NP7 5AU

**TO LET**

**PROMINENT RETAIL UNIT**

**1,532 sq ft (142.32 sq m)**

- + Prominent high street location
- + Ground floor retail accommodation
- + Quoting £30,000 per annum excl.

029 2081 1581

**LOCATION**

The property is located in the affluent market town of Abergavenny, Monmouthshire. Monmouth town is 15 miles west and the English border is only 6 miles east. Abergavenny is popular with both tourists and locals with fantastic access to the Brecon Beacons and beyond.

The available accommodation is situated in a prominent position on Frogmore Street. High Street and Frogmore Street is one of Abergavenny's prime retailing thoroughfare's where both national and local businesses are represented. Notable retailers along include Mountain Warehouse, Nationwide, Costa Coffee, Greggs, Fat Face, Waterstones, Coffi Lab among many others.

Abergavenny also hosts a number of annual events such as the Abergavenny Food Festival.

**DESCRIPTION**

The available premises comprises a ground floor retail unit with ancillary accommodation at first and second floor level.

**ACCOMMODATION**

We understand the property provides the following areas:

Ground Floor	760 sq ft		(70.60 sq m)
First Floor	385 sq ft		(35.76 sq m)
Second Floor	387 sq ft		(35.95 sq m)
<b>TOTAL</b>	<b>1,532 sq ft</b>	<b> </b>	<b>(142.32 sq m)</b>

**BUSINESS RATES**

We are informed that the rateable value of the property is £25,750. Using the 2024/25 UBR multiplier (£0.562), this equates to Rates Payable of £14,471.50 per annum.

Interested parties should rely on their own enquiries with the Local Authority.

**RENT**

Offers in the region of £30,000 per annum are invited

**LEASE TERMS**

The property is available via a new lease for a term of years to be agreed.

**EPC**

To be assessed.

**VAT**

All figures are quoted exclusive of VAT, where applicable.

**LEGAL COSTS**

Each party to bear their own legal and professional costs incurred.

**VIEWING**

Strictly by appointment through agents Emanuel Jones:-

Contact: David Williams / Carlo Piazza  
Email: david@emanuel-jones.co.uk  
carlo@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



May 2024

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Abergavenny, NP7 5AU

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