emanueljones

To Let

63 Frogmore Street

Abergavenny, NP7 5AU

994 sq ft (92.37 sq m)

- Affluent market town
- Prominent position
- Close to national retailers
- £37,800 per annum

029 2081 1581

www.emanuel-jones.co.uk

Location

Abergavenny is an affluent and attractive market town, known as the "Gateway to Wales", situated approximately 6 miles from the English border at the junction of the A40 and A465 Heads of the Valleys Road. Located 20 miles north of Newport and 37 miles north-east of Cardiff, the town benefits from excellent road and rail connections, including direct services to Cardiff, Swansea and Manchester. Positioned on the edge of the Brecon Beacons National Park, beneath the Black Mountains, Abergavenny is a popular tourist destination and is renowned for its annual food festival, held each September.

Description

The property comprises an end-of-terrace ground-floor retail unit benefiting from a large open-plan sales area together with ancillary storage accommodation to the rear.

The premises were most recently occupied by William Hill and retain elements of the previous fit-out, including a customer-accessible disabled WC, staff WC and staff kitchen facilities.

The property benefits from a large frontage and internally benefits from air conditioning in the sales area.

Accommodation

The premises provide the following approximate areas and dimensions:-

Area	Area sq ft	Area sq m
Ground floor sales	903	83.91
Ground floor ancillary	91	8.45
Total	994	92.37

Rent

Quoting **£37,800** per annum.

Offers Invited

Use

The property currently benefits from Sui Generis use specific for bookmakers.

Other uses may be available subject to obtaining necessary planning consent.

Tenure

The property is currently held on an effective full repairing and insuring lease expiring on the 20th July 2029 at a passing rent of £37,800 per annum.

The property is available by way of an assignment of the existing lease or a sublease.

Additionally, subject to covenant strength, the landlord would consider granting a new lease on terms to be agreed.

Business Rates

The property has a rateable value of £32,500. The rates payable for year ending March 2027 are approximately £11,375.

Interested parties are advised to make their own enquiries with the local authority.

EPC

The property has an EPC rating in Band E. A full copy is available on request.

VAT

The property has been elected for VAT and will be charged where applicable.

Legal Costs

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

Viewing

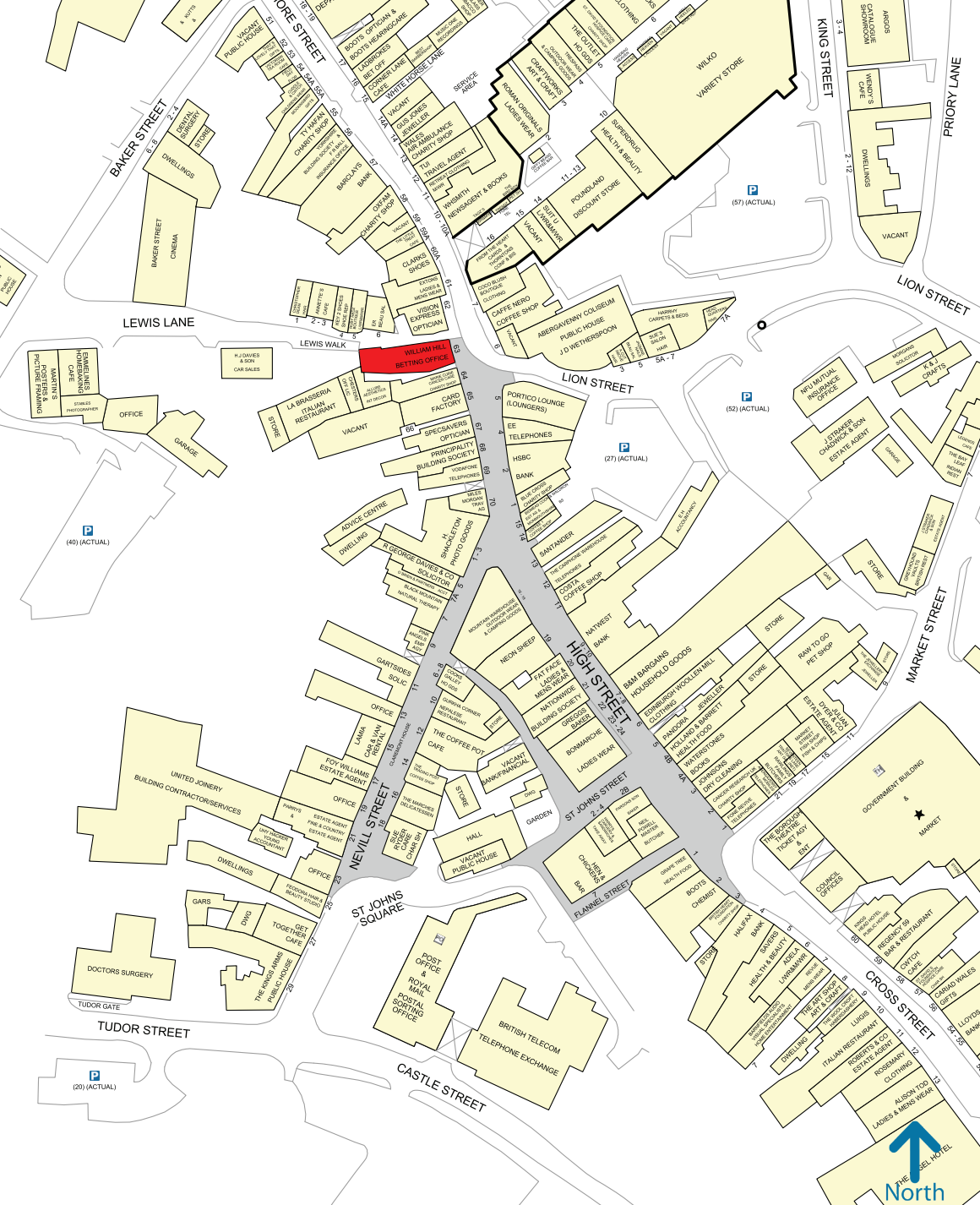
Strictly by appointment via sole agents Emanuel Jones:-

Contact: Rhys Williams / Luca Piazza

Email: rhys@emanuel-jones.co.uk
luca@emanuel-jones.co.uk

Subject to contract & availability: Emanuel Jones for themselves and for the vendors or lessors of this property whose agents they are give notice that: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer of contact. All descriptions, dimensions, reference to condition and nessessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satify themselves by inspection or otherwise as to the correctness of each of them. No reference to any services, fixtures or fittings shall constitute a representation (unless otherwise stated) as to the state or suitability for any intended function. Prospective purchasers or lessees should satisfy themselves as to the fitness of such items for their requirements. No person in the employment of Emanuel Jones has any authority to make or give representation or warrant whatever in relation to this property.

Contact Us:
029 2081 1581


KING STREET
PRIORY LANE
BAKER STREET
LEWIS LANE
LEWIS WALK
LION STREET
HIGH STREET
MARKET STREET
NEVILL STREET
ST JOHNS SQUARE
ST JOHNS STREET
FLANNEL STREET
CROSS STREET
TUDOR STREET
TUDOR GATE
CASTLE STREET
WILLIAM HILL BETTING OFFICE
WILKO VARIETY STORE
BOOTS OPTICIAN & BOOTS HERRINGBONE
LADBROKES
BET OFF
CORNER LANE CAFE
WHITE HORSE LANE
VACANT PUBLIC HOUSE
TY HAFAN CHARITY SHOP
BARCLAYS BANK
DYAM CHARITY SHOP
CLARKS SHOES
VISION EXPRESS OPTICIAN
BAKER STREET CINEMA
DWELLINGS
GUS JONES JEWELLER
WILES MR AMBULANCE CHARITY SHOP
TUI TRAVEL AGENT
WYSMITH NEWSAGENT & BOOKS
ROMAN ORIGINALS LADIES WEAR
CRAFTWORKS ART & CRAFT
THE OUTLET HOMEWARES
SUPERDRUG HEALTH & BEAUTY
POUNDLAND DISCOUNT STORE
SUIT U MENSWEAR
VACANT
CASUAL DINING RESTAURANT
CAFFE NERO COFFEE SHOP
ABERGAVENNY COLISEUM PUBLIC HOUSE
J D WETHERSPOON
HARRIS CARPETS & BEDS
SUE S SALON HAIR
PORTICO LOUNGE (LOUNGERS)
EE TELEPHONES
HSBC BANK
BLUE ORIGIN ESTATE AGENT
CARD FACTORY
SPECSAVERS OPTICIAN
PRINCIPALITY BUILDING SOCIETY
VODAFONE TELEPHONES
MILES MORGAN DAVY AS
H SHAMLETON PHOTO GOODS
R GEORGE DAVIES & CO SOLICITOR
ADVICE CENTRE
DWELLING
LA BRASSERIA ITALIAN RESTAURANT
VACANT
STORE
OFFICE
GARAGE
EMMELINES HOMEBAKING CAFE
MARTIN'S PICTURE FRAMING
H J DAVIES & SON CAR SALES
SANTANDER
THE CAMPHOR MARRIAGE TELEPHONES
COSTA COFFEE SHOP
NATWEST BANK
NEON SHEEP
FAT FACE LADIES & MENS WEAR
NATIONWIDE BUILDING SOCIETY
GREGGS BAKER
BONMARCHE LADIES WEAR
B&M BARGAINS HOUSEHOLD GOODS
EDINBURGH WOOLLEN MILL CLOTHING
PANDORA JEWELLER
HOLLAND & BARRETT HEALTH FOOD
WATERSTONES BOOKS
JOHNSONS DRY CLEANING
RAW TO GO PET SHOP
DYAL & VAN ESTATE AGENTS
GARTSIDES SOLIC
OFFICE
LAMA CARS & VAN RENTAL
GURKHA CORNER RESTAURANT
THE COFFEE POT CAFE
VACANT BANK/FINANCIAL
THE CHEMISTS PHARMACY
THE MARKHEIS RESTAURANT
STORE
HALL
VACANT PUBLIC HOUSE
GARDEN
DWG
FOY WILLIAMS ESTATE AGENT
OFFICE
UNITED JOINERY BUILDING CONTRACTOR/SERVICES
DWELLINGS
OFFICE
GARS
DWG
GET TOGETHER CAFE
DOCTORS SURGERY
THE IRONES ARMS PUBLIC HOUSE
POST OFFICE & ROYAL MAIL POSTAL SORTING OFFICE
BRITISH TELECOM TELEPHONE EXCHANGE
JEWS CHOCOLATES
BAR
BOOTS CHEMIST
HALIFAX BANK
SAVERS HEALTH & BEAUTY
ADELA LAYMARKER
THE HEART SHOP ART & CRAFT
LUIGIS ITALIAN RESTAURANT
ROBERTS & CO ESTATE AGENT
ROSEMARY CLOTHING
ALISON TOD LADIES & MENS WEAR
DWELLING
THE BOROUGH THEATRE TICKET AGY & BNT
COUNCIL OFFICES
GOVERNMENT BUILDING & MARKET
RESIDENCY 99 BAR & RESTAURANT
CWTCH CAFE
CAMBRIAD WALES GIFTS
LLOYDS BANK
THE ANGEL HOTEL
NFU MUTUAL INSURANCE OFFICE
J STRIPER CHADWICK & SON ESTATE AGENT
K & J CRAFTS
THE MAY BEAR RESTAURANT
(40) (ACTUAL)
(27) (ACTUAL)
(52) (ACTUAL)
(57) (ACTUAL)
(20) (ACTUAL)
North