



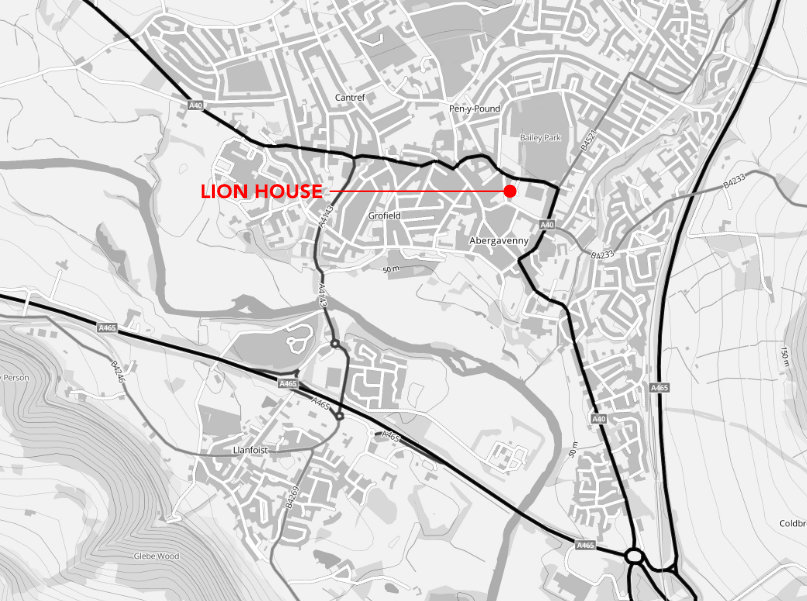
LION HOUSE, KING STREET, **ABERGAVENTNY** NP7 5SE

Lion House, King Street, Abergavenny NP7 5SE

First and second floor **OFFICES** available **TO LET** in town centre location with **CAR PARKING** in rear yard area

Total net internal floor area - 129.15 sq m (1,390 sq ft)

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LOCATION

Abergavenny is a busy market town with a range of national and multiple retailers represented and is an important regional and administrative centre in Monmouthshire.

The town has a population of approximately 12,515 (2011 Census) and is seen as a Gateway to Wales 6 miles from the border with England to the east.

There is a good road network serving the town being at an intersection of the A40 and A465. Access to King Street is directly off the A40.

There is also a train station on the Welsh Marches line connecting the town with Newport, Cardiff, Manchester, Hereford and other destinations.

The property is located on King Street within the town centre and close to Cibi Walk shopping centre linking with Frogmore Street. There is an Argos store adjacent as well as King Street car park directly opposite. The large, main Fairfield car park is located to the north and a Morrisons supermarket to the east (rear) of the property.

DESCRIPTION

The building is a period structure of stone construction under a slate roof, with feature brickwork.

There is self-contained access to the office accommodation through a side pedestrian door.

The first-floor office area was originally open-plan but has been predominantly sub-divided to provide individual cellular offices. This floor further benefits from WC and kitchen facilities. This accommodation has been carpeted throughout and has a gas fired central heating system.

The second floor is an open-plan space previously used as a meeting/conference room, again with its own WC facilities. Electric storage heaters are provided, and rooflight windows offer good natural light.

The ground floor comprises a cafe (currently vacant and available to let separately at a quoting rent of £14,500 per annum exclusive).

SERVICES

Mains electricity, gas, water and mains drainage are connected.

FLOOR AREAS

The offices have a total net internal floor area of approximately **129.15 sq m (1,390 sq ft)** made up as follows:

First Floor	66.21 sq m	713 sq ft
Second Floor	62.94 sq m	677 sq ft

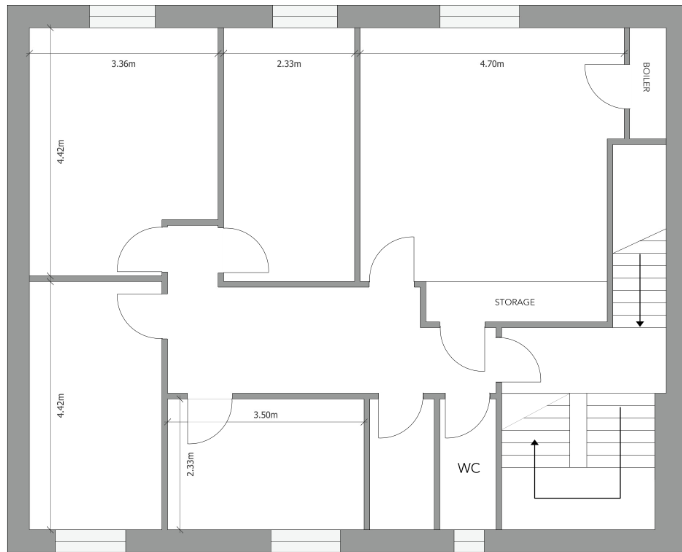
BUSINESS RATES

The property is currently assessed in the 2023 Rating List with a Rateable Value of £9,900 for the first floor and £4,450 for the second floor. The UBR multiplier for the year 2023/24 is 53.5p in the pound and small business rates relief may be available - further details on rates payable from letting agents or by contacting the local billing authority.

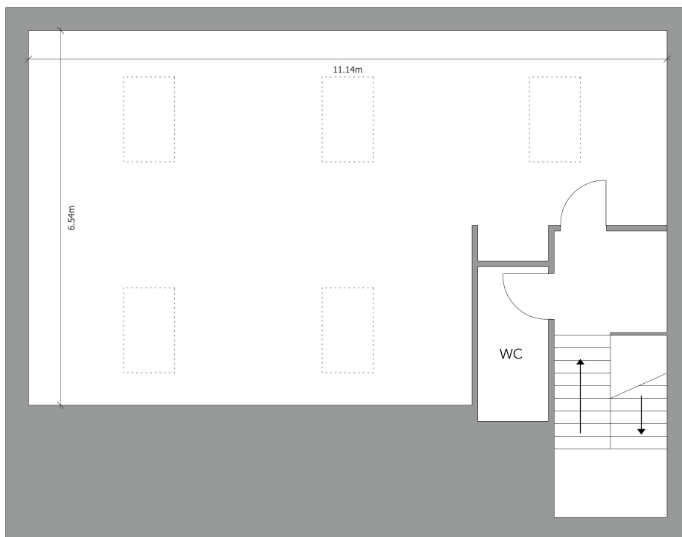
Professional advice should be obtained before submitting any proposal to merge the assessments and further details are available from the letting agents.



FLOOR LAYOUT PLANS



FIRST



SECOND

FLOOR PLANS FOR ILLUSTRATION PURPOSES ONLY - DIMENSIONS QUOTED ARE APPROXIMATE AND INTERESTED PARTIES SHOULD RELY ON THEIR OWN SURVEY

TERMS

Available on an internal repairing and insuring lease basis for term of years to be agreed at a rental of £10,000 per annum exclusive. Consideration would be given to splitting the floors. First floor - £6,000 per annum exclusive, Second floor £5,000 per annum exclusive.

VAT

VAT may be applicable.

EPC

The full certificates and recommendations can be provided on request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING & FURTHER INFORMATION

For further information please contact agents:

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