

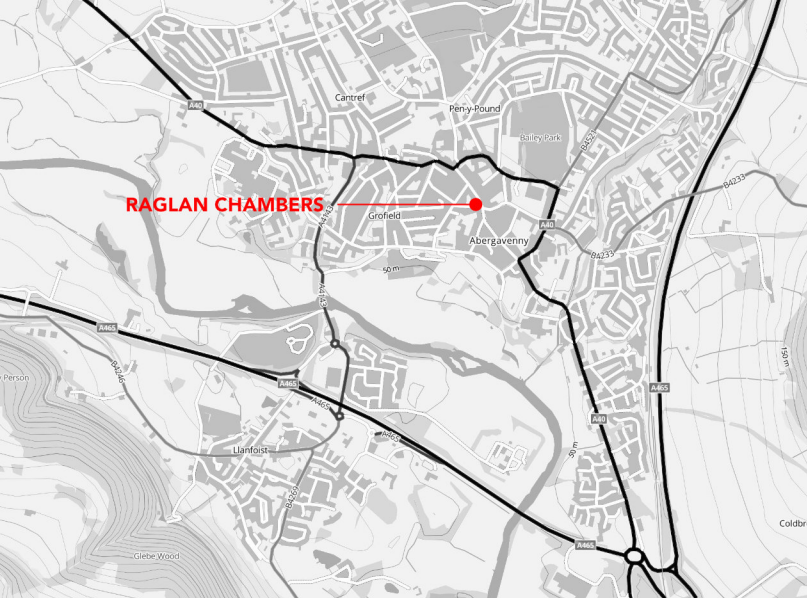
RAGLAN HOUSE CHAMBERS, 63 FROGMORE STREET, **ABERGAVENNY** NP7 5AU

Raglan Chambers, 63 Frogmore Street, Abergavenny NP7 5AU

Second floor **OFFICES** available **TO LET** in town centre location

Total net internal floor area - 78.06 sq m (840 sq ft)

stuarthogg
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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 Frogmore Street, which is the main commercial and retail location within the town centre and close to Cibi Walk shopping centre. There is car parking available nearby at the large, main Fairfield car park located to the north.

DESCRIPTION

The office is located on the second floor and is accessed from Lewis's Lane (a pedestrian lane directly off Frogmore Street).

The accommodation is on the second floor with a shared access with occupiers of the first floor offices.

SERVICES

Mains electricity water and mains drainage are connected.

FLOOR AREAS

The offices have a total net internal floor area of approximately **78.04 sq m (840 sq ft)**.

BUSINESS RATES

The property has a Rateable Value of £6,200 in the 2026 Rating List. Prospective tenants may be eligible for Small Business Rates Relief and any enquiries should be confirmed to the billing authority, Monmouthshire County Council.

TERMS

Available on an internal repairing and insuring lease basis for term of years to be agreed at a rental of £5,880 per annum exclusive. Service charge £300 per annum.

VAT

VAT may be applicable.

EPC

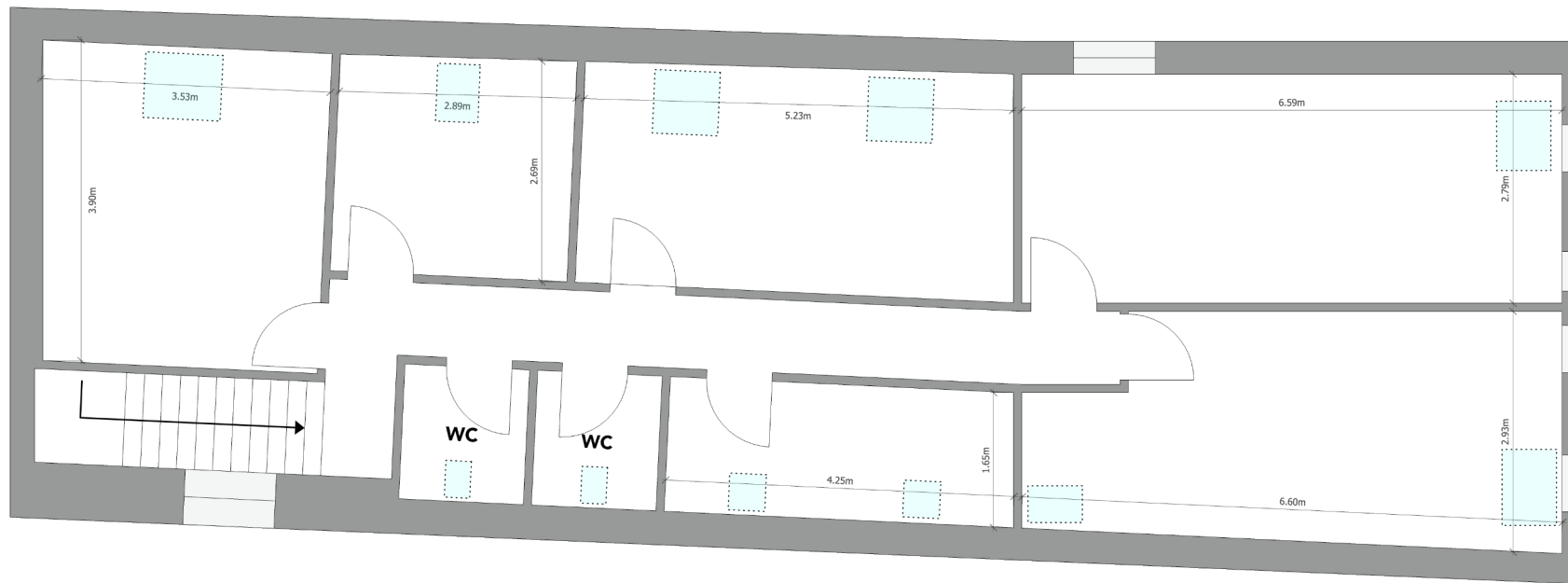
The full certificates and recommendations can be provided on request.

LEGAL COSTS

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



FLOOR LAYOUT PLAN



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

VIEWING & FURTHER INFORMATION

For further information please contact agents:

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