



**Tenure**  
Freehold.

#### Location

Abergavenny is a thriving market town and tourist destination 16 miles west of Monmouth, and 17 miles north of Newport and the M4 Motorway (Junction 26), access to the latter being via the A4042. The property is situated in the town's main shopping area, centred on the High Street and Frogmore Street, which is pedestrianised. The property is located opposite the junction with Baker Street, adjacent to Nicholls Department Store. Other occupiers close by include Tesco Metro, Intersport, Ladbrokes, Barclays and WH Smith.

#### Description

The property is arranged on ground and one upper floor to provide a shop unit having ancillary accommodation over, access to which is from inside the shop.

The property provides the following accommodation and dimensions:

Gross Frontage	7.47 m	(24' 6")
Net Frontage	6.71 m	(22' 0")
Built Depth	30.48 m	(100' 0")
Ground Floor	163.04 sq m	(1,755 sq ft)
First Floor	155.42 sq m	(1,673 sq ft)

(Note: Not measured by Allsop LLP)

#### Tenancy

The entire property is offered with VACANT POSSESSION UPON COMPLETION.

#### Rateable Value

The current rating assessment for the property is RV £23,750.

#### Planning

The property, which has most recently been occupied as a newsagent, might be suitable for some alternative uses, subject to securing the necessary consents. Enquiries should be made to the local planning authority.

Monmouthshire County Council.

[www.monmouthshire.gov.uk](http://www.monmouthshire.gov.uk)

#### VAT

Please see Special Conditions of Sale.

#### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

#### Energy Performance Certificate

EPC Rating 72 Band C (Copy available on website).

## Abergavenny

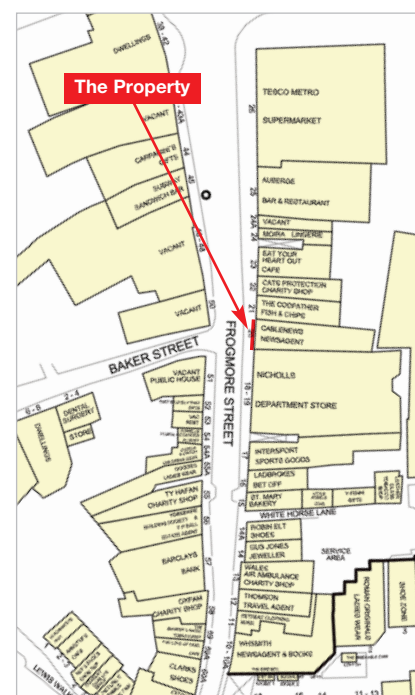
### 20 Frogmore Street Gwent NP7 5AH

- Freehold Shop Property in Town Centre Position
- Vacant possession upon completion
- Possible alternative uses subject to necessary consents being obtained

## Vacant Possession

On the Instructions of  
D J Burgess & P J Graham as  
Joint LPA Receivers

**SIX WEEK COMPLETION  
AVAILABLE**



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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