

# 45 FROGMORE STREET ABERGAVENNY | NP7 5AN

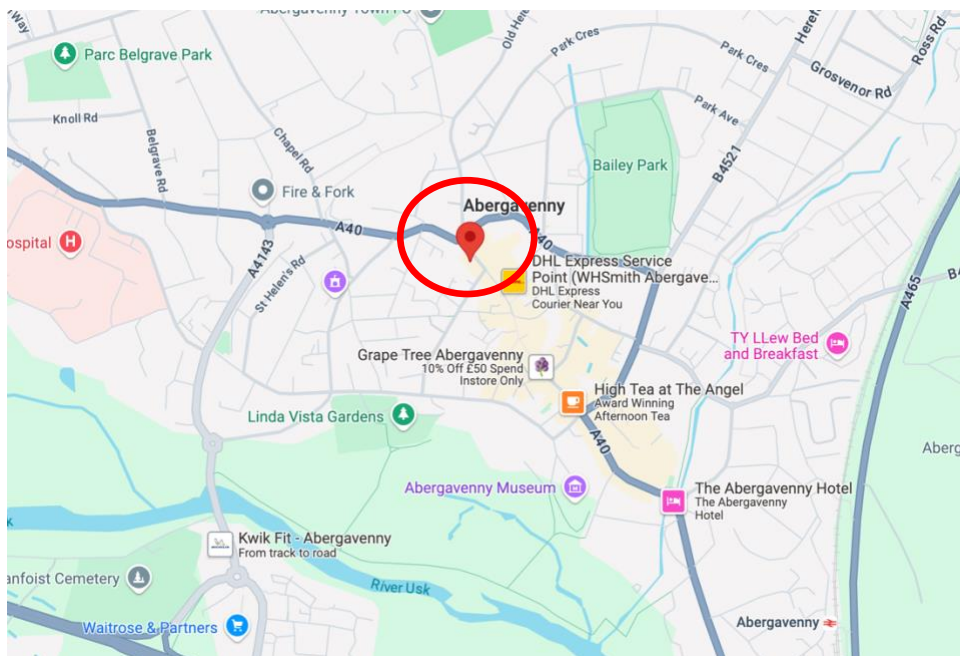


RETAIL/RESIDENTIAL  
**FOR SALE**

- RECENTLY REFURBISHED
- FREEHOLD
- 4 BEDROOM 1<sup>ST</sup> AND 2<sup>ND</sup> FLOOR FLAT
- GROUND FLOOR RETAIL SPACE 121.7 SQ M (1,310 SQ FT)
- OFFERS IN THE REGION OF £350,000

## LOCATION

Abergavenny is a market town and community in Monmouthshire, located on the junction of the A40 and A465 Heads of the Valley link road. The property is located on the prominent Frogmore Street, in a mixed use retail and A3 location, opposite Tesco Express.



## DESCRIPTION

A terrace three storey main building with a single storey rear addition. The property has independent accesses to the double fronted ground floor retail unit, with a secondary access to an upper floor residential flat.

## ACCOMMODATION

<b>GROUND FLOOR RETAIL:</b>	121.7 SQ M	1,310 SQ FT
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<b>FIRST FLOOR:</b>	
<b>LOUNGE:</b>	3.56M X 4.66M
<b>BED 1:</b>	3.27M X 4.81M
<b>KITCHEN:</b>	4.77M X 6.03M

<b>SECOND FLOOR:</b>	
<b>BED 2:</b>	3.54M X 4.70M
<b>BED 3:</b>	3.70M X 4.86M
<b>STORE:</b>	
<b>BATHROOM:</b>	
<b>BED 4:</b>	2.87M X 2.84M

**Note: Maximum dimensions provided above**

AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite C1, Castle Court, Phoenix Way, Enterprise Park, Swansea, Wales, SA7 9EQ

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## TENURE

We have been informed that the property is held Freehold.

## SALE

Offers in the region of £350,000

## EPC

Rating – D

9326-4097-0882-0300-2395

## RATEABLE VALUE

We have been informed via an online enquiry with the Valuation Office, that the property has a rateable value of £14,250

UBR for Wales 2024/25 is 56.2p in the £.

UPPER FLOOR COUNCIL TAX BAND: C

## VAT

All prices are quoted exclusive of VAT. Our client reserves the right to charge VAT on all payments.

## LEGAL COSTS

Each party to pay their own legal costs on this transaction.

## FURTHER INFORMATION

For further information or to arrange a viewing, please contact sole letting agents Hunt & Thorne Chartered Surveyors.

### MATTHEW SIMS

matthew@huntandthorne.com

07825 372503

### JASON THORNE

jason@huntandthorne.com

07387 188482

SEPTEMBER 2024

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