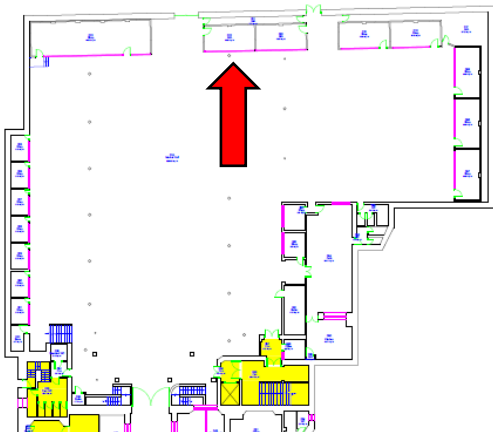


UNIT TO LET

UNIT 22 ABERGAVENNY MARKET HALL, MONMOUTHSHIRE, NP7 5HD



Tender submission deadline Thursday 1st February 2024 at 12:00 (noon)



- Net Internal Area of 13.9m² or 150ft²
- Flexibility on initial license period
- Prominent shop frontage
- Previously traded as an espresso bar

Preference given to similar trade.

LOCATION

Abergavenny Market Hall is located on Cross Street in the heart of the town. The stall is located on the ground floor to the rear of the hall, adjacent the rear entrance attracting high levels of passing footfall/trade.

DESCRIPTION

The shop has a Net Internal Area (NIA) of approximately 13.9sqm (150 sq ft). The unit is self-contained, constructed of timber and block.

TRADING TERMS

Available to trade 7am to 5pm every Tuesday, Wednesday, Friday and Saturday throughout the year, except for Christmas Day and Boxing Day. Any other dates that may become available will be communicated and notice provided.

It is expected that the winning bidder will keep open and trade from the stall on the main market days.

TENURE AND PROPOSED LICENCE TERMS

Whilst terms can be flexible, it is proposed that the unit will be available on a licence agreement for an initial period of 6 or 12 months that will then revert to a monthly arrangement. Trader to be responsible for dressing the unit; decorating, signage and fitting out details to be agreed with the Council.

The Council reserves the right to recharge or collect a service charge in relation to the utility costs. The licence fee will be reviewed on an annual basis.

SERVICES

The shop benefits from water and electricity supply.

MAKING A BID

The unit is available by way of informal tender with the submission deadline of **Thursday 1st February at 12:00pm**. Viewings can be arranged by appointment only.

FURTHER INFORMATION & TENDER PACK

The Tender Pack is available on the Monmouthshire Council's Available Property Webpage -

<https://www.monmouthshire.gov.uk/available-property/>

Markets Team Tel: 01633 735811

Email: Markets@monmouthshire.gov.uk

Estates Team Tel: 01633 644417

Email: Estates@monmouthshire.gov.uk

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