

INVITING PROPOSALS

# FORMER LIBRARY, ABERGAVENNY, NP7 5BD



TENDER DEADLINE – 12:00 (noon) 20<sup>th</sup> DECEMBER 2024



Gross Internal Area 2,992 sq ft



Central town location with parking nearby



Community building suitable for multiple  
uses

## THE OPPORTUNITY

Monmouthshire County Council's Estates Team are inviting proposals to purchase or lease the Former Abergavenny Library building, situated on Baker Street in Abergavenny Town Centre.



### SITE LOCATION & DESCRIPTION

The Former Abergavenny Library building is Grade II listed and was built in 1905 by the Carnegie Foundation. The building was erected to benefit and serve the local community for educational purposes.

The former library has a gross internal area measuring approximately 2,992 sq ft and is located on the corner of Baker Street and Victoria Street. The ground floor consists of two large reception rooms, a foyer, a toilet and storage room. Upstairs benefits from several offices, a toilet and small kitchen.

Trinity Terrace Car Park is located directly opposite providing parking for users.

### TENURE

The site is available freehold with vacant possession.

### VAT

Monmouthshire County Council is not to charge VAT on this property.

### PLANNING STATUS

Its current Use Class (as a library) is D1 but if interested parties are seeking a change of use they should contact the Estates Team in the first instance – 01633 644417.

### METHOD OF DISPOSAL

Proposals are being accepted to either purchase and/or lease the property (multiple submissions accepted). Interested parties are being asked to submit a tender form to the MCC Estates Team using the tender forms provided, no later than **12:00 pm on the 20<sup>th</sup> of December 2024**. Submissions will be assessed against a scoring matrix including financial offer, due diligence, experience and funding capability. Parties are also encouraged to detail additional benefits, including any proposals to utilise local employment/labour and maximise local benefit.

### TERMS

Monmouthshire County Council will consider alternative transaction structures including unconditional and conditional offers.









Monmouthshire County Council give notice that: These particulars are set out as general outline online for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. All descriptions, references to condition and necessary permission for use and occupation and other details are given in good faith and are themselves by inspection or otherwise as to the correctness of each of them. All dimensions are approximate. No persons in the employment of Monmouthshire County Council has any authority to make or give any representation or warranty whatsoever in relation to this property. All correspondence regarding this offer is subject to contract. In the event of inconsistency between these Particulars and Conditions of Sale, the latter shall prevail.