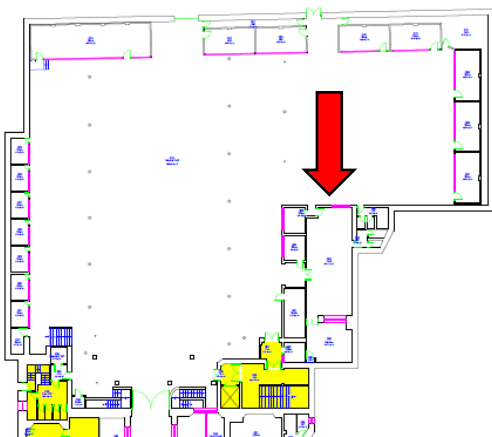


UNIT TO LET

MARKET CAFE ABERGAVENNY MARKET HALL, MONMOUTHSHIRE, NP7 5HD



Tender submission deadline 12:00 noon Friday 29th April 2022



- Net Internal Area of 81m² or 866ft²
- Initial license period up to 3 years
- Bustling market town

LOCATION

Abergavenny Market Hall is located on Cross Street in the heart of the town of Abergavenny (see map below). The cafe is located on the ground floor to the rear of the hall, attracting high levels of passing footfall/trade.

DESCRIPTION

The cafe consists of a self-contained kitchen and seating area (approximately 81sqm or 866 sq ft).

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 cafe will be available on a licence agreement for an initial period of up to 3 years 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.

Monthly licence fee will initially be on a part-inclusive basis (to include water and business rates). However, the Council right to recharge or collect a service charge in relation to these costs. Café operator is responsible for electricity and gas (separately metered). The licence fee will be reviewed after the initial period on an annual basis.

SERVICES

The shop benefits from gas, water and electricity supplies. Tables and chairs are owned by the Council and are available for use as part of the letting. Kitchen equipment is available to purchase by negotiation with the current café operator.

MAKING A BID

The unit is available by way of an informal tender, with **best bids lodged at Markets Office by 12:00 noon on Friday 29th April 2022.**

All bids must be sealed, clearly marked **"Market Hall Cafe Letting Tender"** and within an easily identifiable envelope.

Bids must be made using the appropriate form and are to be **returned to the MCC Markets Team, Abergavenny Town Hall, Cross Street, Abergavenny, NP7 5HD.**

All tenderers should refer to the Tender Instructions included in the Lettings Pack.

FURTHER INFORMATION & TENDER PACK

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

Markets Team Tel: 01633735811

Email: markets@monmouthshire.gov.uk

Estates Team Tel: 01633 644417

Email: estates@monmouthshire.gov.uk

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