

UNIT TO LET

UNIT 18 ABERGAVENNY MARKET HALL, MONMOUTHSHIRE, NP7 5HD



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



- Net Internal Area of 13.9m² or 150ft²
- Flexibility on initial license period
- Shop frontage
- Previously traded as a butcher
- Bustling market town

Preference given to butchers or similar food trade.

LOCATION

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

DESCRIPTION

The shop has a Net Internal Area (NIA) of 13.9sqm (150 sq ft) approx. 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 shop 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.

Monthly licence fee will initially be on an inclusive basis (to include water, electric and business rates). However, the Council right to recharge or collect a service charge in relation to these costs. Licence fee will be reviewed on an annual basis.

SERVICES

The shop benefits from water and electricity supply. The water supply is currently switched off but can be reinstated if required.

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 Unit 18 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

Misrepresentation Act: Consumer Trading Monmouthshire County Council give notice that: These particulars are set out as a general outline only 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.