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# FOR SALE

**FREEHOLD DEVELOPMENT SITE WITH RESIDENTIAL POTENTIAL**



## New Inn

Hereford Rd, Abergavenny, NP7 6LE

- ▼ Prominent Site in popular market town.
- ▼ Total Site area – 0.33 acres.
- ▼ Substantial Car Park.
- ▼ Potential for Alternative Uses (subject to planning).
- ▼ For Sale Freehold with vacant possession



# New Inn

Hereford Rd, Abergavenny, NP7 6LE

## LOCATION

Abergavenny is a busy market town situated in Monmouthshire on the edge of the Brecon Beacons National Park with a population in the region of 15,300 people (2001 Census). The town is strategically located having excellent access to the A465 Heads of the Valleys road which links to the North with the M5/M50 and 16 miles south with the M4. The subject property itself is situated at the north end of Hereford Road.

## DESCRIPTION

The New Inn is a prominent detached public house premises with accommodation laid out over basement, ground, first and attic levels. To the north of the property is a small car park whilst to the south is a beer garden area and a large surfaced car park.

## PLANNING

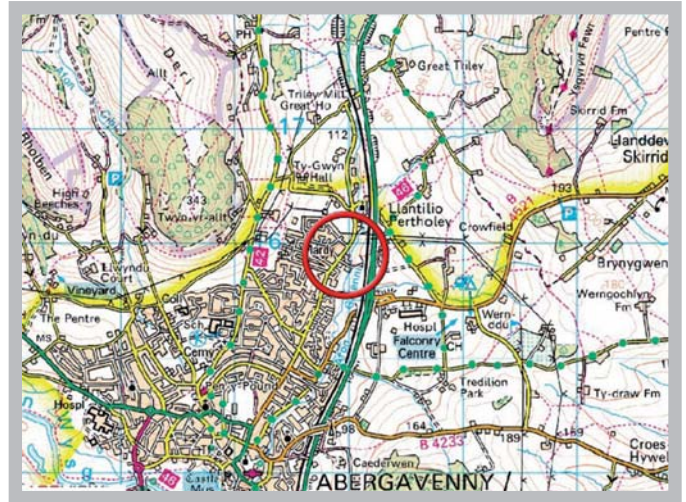
We understand the property benefits from A3 use but would recommend all interested parties make their own enquiries with Monmouthshire County Council. The property would be suitable for alternative use such as residential subject to planning.

## BUSINESS RATES

According to the valuation office agency website, the rateable value of the property under the 2010 assessment is £4,100.

## SERVICES

All main services including water, gas and electricity are connected but interested parties are advised to check this position with their advisors.



## PRICE

Offers in excess of £325,000. This figure is exclusive of V.A.T which may be payable at the current prevailing rate.

## MEASUREMENTS

In further detail the property provides the following approximate gross internal floor areas:

Gross Internal Areas:

Ground Floor	121.01 m <sup>2</sup> (1,303 ft <sup>2</sup> )
First Floor	121.01 m <sup>2</sup> (1,303 ft <sup>2</sup> )
Attic	68.1 m <sup>2</sup> (733 ft <sup>2</sup> )
Pub, Beer Garden & Large Car Park	0.21 acres
Small car park	0.12 acres

## GENERAL NOTES

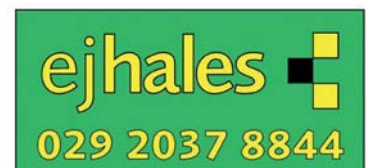
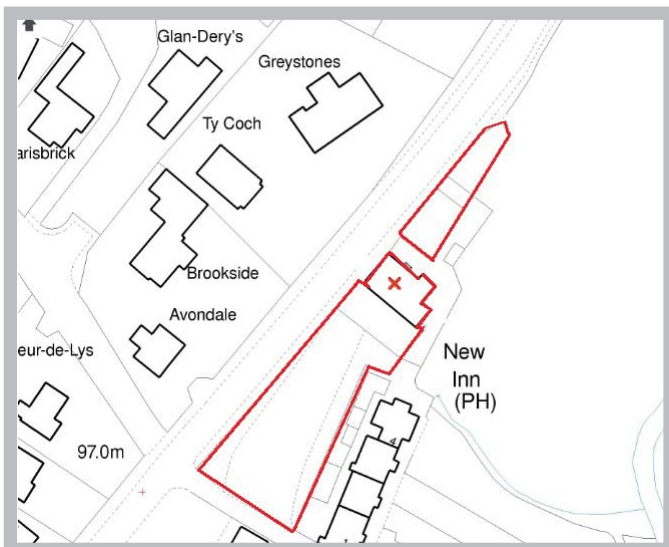
Local Authority Monmouthshire County Council, County Hall, Cwmbran, NP44 2XH, Tel - 01633 644644

## VIEWING

Strictly by appointment with the sole selling agents, EJ Hales.

Contact: Matthew Morgan.  
Email: [matthew@ejhales.co.uk](mailto:matthew@ejhales.co.uk)  
Direct line: 029 2034 7130.

Contact: Phillip Morris  
Email: [pvm@ejhales.co.uk](mailto:pvm@ejhales.co.uk)  
Direct line: 029 2034 7104



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