



For Sale

Viewing strictly by appointment only as Police Station remains operational

Former Court &
Police Station

Tudor Street
Abergavenny
NP7 5DL

PRICE ON
APPLICATION



- Prominent edge of town development site
- Site comprising approximately 1.06 acres (0.45 hectares)
- Suitable for a variety of uses, subject to planning
- **AVAILABLE FOR SALE**

On the joint Instructions of:



For further information or an
appointment to view please contact:

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Location

Abergavenny, known as the Gateway to Wales, is located approx. 32 miles North East of Cardiff, approx. 20 miles North of Newport and is situated within Monmouthshire administration boundary with a population of approximately 10,000 residents.

The town is located on the edge of the Brecon Beacons National Park and with a number of smaller regional villages has developed a strong profile as a visitor led destination market town with a strong profile as a food within the food industry having driven an increase in visitor numbers. Over the past decade the town has developed further into a vibrant town with a strong mix of commercial, retail and residential development led by an increased supply of restaurants and retail strong retail mix.

Abergavenny is easily accessible situated on the junction of A465 and A40, both with established links onto the M4 motorway.

Description

The opportunity comprises the former Court and existing Police Station premises, situated on a site totalling 1.067 acres (0.45 hectares).

Court Building – the former Court is a 2 storey property with ground floor court rooms, cells and upper floor ancillary accommodation. The Court occupies approx. 0.5 acres of the total site.

Police Station – the Police Station remains in operation, and provides a mix of offices, cells and ancillary accommodation. The Police Station occupies approx. 0.77 acres.

Both properties front Tudor Street with pedestrian access and have parking to the rear with vehicular access off Baker Street.

Site Area

The site comprises a total of 1.067 acres (0.45 hectares). A guide of the building areas is available on request although it should be noted the Police Station has yet to be measured due to operations being continued onsite.

Alternative Uses & Planning

We are advised the properties have permitted use for the existing uses as Court Building & Police Station. The site lends itself as being suitable for a variety of alternative uses including retail, residential, care facility, retirement living, etc, subject to obtaining the relevant planning permission for change of use.



Tenure

We are advised both sites are owned freehold.

Services

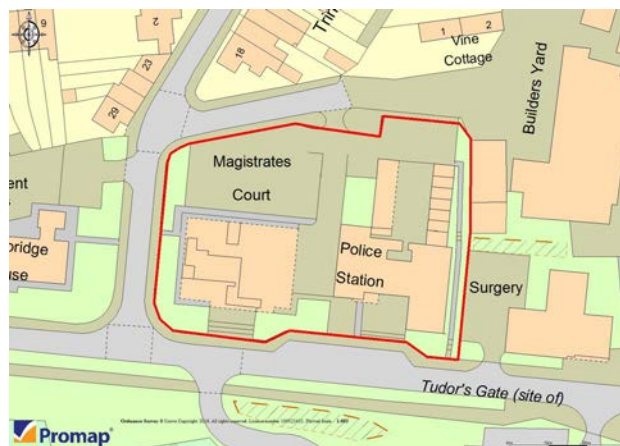
We understand that all mains services including Gas, Electricity, Water and Mains Drainage are available to the property. Interested parties should rely on their own enquiries to the relevant authorities.

EPC

EPC certificates are available on request. Ratings are **Court - F, 132, Police Station - D, 78**

Costs & VAT

Each party to meet their own costs incurred. Where appropriate VAT will be charged on sale prices.



Plans subject to confirmation on sight of title documentation.

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