

TO LET



**Suite 3, First floor
Former Usk Adult Education Centre
Maryport Street
Usk, Monmouthshire
NP15 1AE**

- Located within Usk town centre.
- 26.75 m² / 288 sq ft (net internal area)
- Excellent transport links.

Location

The premises are located on Maryport Street in the centre of Usk town. Usk is a town located approximately 1 mile to the west of the A449 Newport / Monmouth dual carriageway and is some 8 miles to the north of Newport and the M4 motorway at junction 24.



Description

The subject property comprises various premises and land. The front property comprises a two-storey former Victorian school house. The premises have pedestrian access from Maryport Street, it comprises ground floor cellular office accommodation comprising five rooms which are currently let.

An internal staircase provides access to the first floor and the available subject suite. The building has shared WCs and a kitchen area.

The building has gas central heating.

Accommodation

The accommodation as follows has been measured on a net internal area basis in accordance with RICS Property Management, 2nd Edition, January 2018:-

1st Floor	sq m	sq ft
Suite 3	26.75	288

Car Parking

Usk town centre car park is within close proximity to the subject property.

Tenure & Terms

Available by way of a new tenancy agreement for a term of years to be agreed.

Quoting Rental

A rental of £4,500 per annum inclusive of rent / services and utilities (but exclusive of business rates).

Energy Performance Rating

Further details available upon request.

Rateable Value

Interested parties are asked to make their own enquiries by contacting the local authority, Monmouthshire County Council – www.monmouthshire.gov.uk.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

All figures quoted are subject to VAT that may be payable at the prevailing rate.

Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, Hutchings & Thomas will require any tenant / purchaser to provide proof of identity along with any other required documents.

Contact

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