



THE COURTYARD, UPPER HOUSE FARM, CRICKHOWELL NP8 1BP

TO LET - Studio office / workshop / craft units
suitable for a variety of uses (subject to planning)

stuarthogg
property consultants
www.stuarthogg.com
029 2125 0050

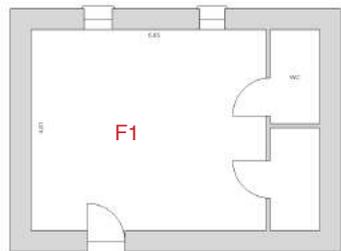
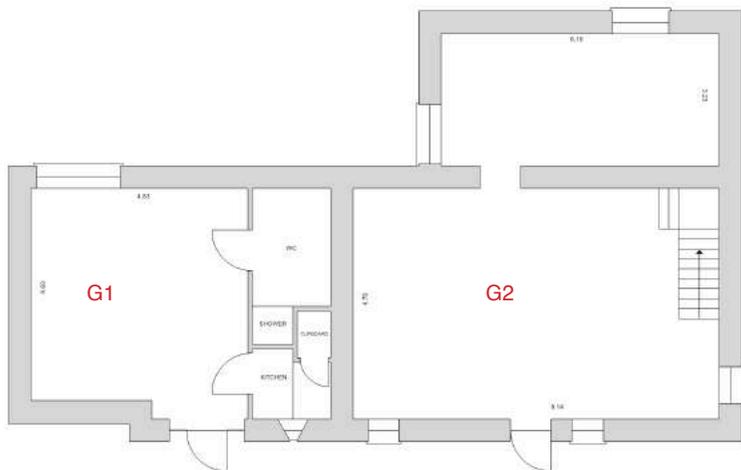
Location

Crickhowell is an attractive and prosperous town close to Abergavenny. Upper House Farm is well located off Standard Street about 200 metres the town centre retail area. The surrounding area is characterised by high quality residential and commercial uses.

Abergavenny is about 5 miles to the east and Brecon about 14 miles to the west on the A40. The area is well served by a good road network and is within commuting distance of Bristol and Cardiff.

Description & Accommodation

The **Granary** is a two storey Grade II Listed stone building with a slate roof. The building has two ground floor units plus a separate first floor unit laid out as follows:



G1	26.55 sq.m (AVAILABLE) - £400 per month
G2	57.20 sq.m - ground floor 38.74 sq.m - first floor (AVAILABLE) - £850 per month
F1	29.86 sq.m (AVAILABLE) - £400 per month

The **East and West Barns** (vacant) are large, single storey stone buildings. Both have doors at the rear on to Standard Street and oak doors opening on to the courtyard at the front.

East Barn	152 sq.m
West Barn	93 sq.m

Preliminary proposals involve East Barn being split into three units with a walk way through the middle. Each unit will have glass frontages looking over the walkway. The ground floor unit (**East Barn 1**) will be approximately 75 sq.m including toilet and storage space and will be accessible from the walkway. The first floor unit (**East Barn 2**) will be accessed via the side passage, by the side of the Courtyard and will be approximately 80 sq.m. The toilet for this unit will be located on the ground floor next to the stairs. This unit will have an outlook over the walkway. The third unit (**East Barn 3**) will be located on the other side of the walkway, it will be two storey with an internal staircase and ground floor toilet. This unit will have glass frontage onto the walkway on the ground floor and a glass outlook from the first floor on to the walkway.

West Barn will be ground floor space only with access in from the courtyard side of the property.

Planning

The buildings are Grade II Listed. Planning consent was granted for conversion of the stables and granary to office / studio use and has been implemented.

The barns have the benefit of planning consent

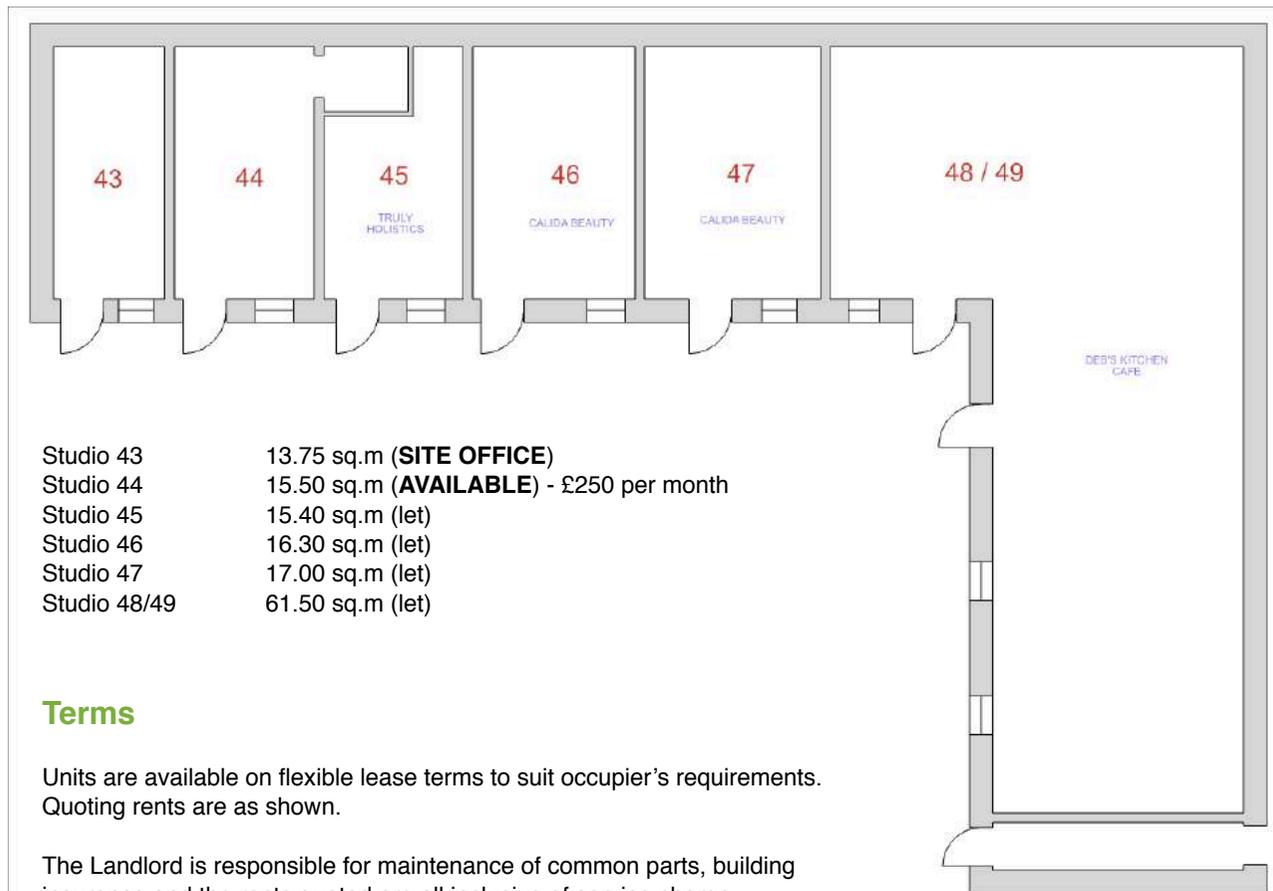
Rates

Tenants are responsible for business rates independently to local billing authority (if applicable). NB Small Business Rates Relief applies to all units.



Description & Accommodation

The **Courtyard** is a single storey stone building with a slate roof providing a series of studio units arranged as follows:



Terms

Units are available on flexible lease terms to suit occupier's requirements. Quoting rents are as shown.

The Landlord is responsible for maintenance of common parts, building insurance and the rents quoted are all inclusive of service charge.

Tenants are responsible for all utilities direct to providers.

VAT

No VAT is payable.



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property consultants
www.stuarthogg.com
029 2125 0050

Stuart Hogg
Mobile: 07723 923770
Tel: 01874 622697 / 029 2125 0050
Email: sh@stuarthogg.com