emanuel**jones**
chartered surveyors

029 2081 1581
www.emanuel-jones.co.uk
6 Ty-Nant Court, Morganstown, Cardiff CF15 8LW

SHOP TO LET

136 OSBORNE ROAD PONTYPOOL

LOCATION

The property occupies a good position on Osborne Road in close proximity to a number of multiple retailers including Iceland, New Look and Specsavers.

DESCRIPTION

The property comprises a ground floor retail unit with first floor ancillary accommodation.

ACCOMMODATION

Ground floor sales	1685 sq.ft.
Ground floor office/store	81 sq.ft.
First floor	1009 sq.ft.

NB The property also has potential to be split into two units each providing a ground floor sales of approximately 800 sq.ft.

LEASE

The property is available by way of an assignment of the existing lease. The property is held on a full repairing and insuring lease expiring 24th March 2018 at a current rent of £35,000 per annum.

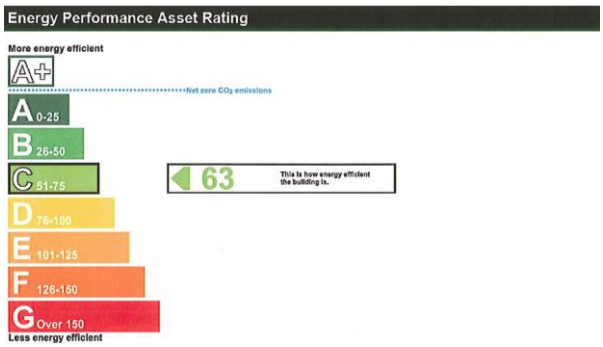
Alternatively a sub lease is available at a rent to be agreed.

INCENTIVES

Please note that our clients would consider offering substantial incentives subject to covenant strength on assignment.

RATES

We are informed by the Local Authority that the rateable value of the property is £15,750. However interested parties should rely on their own enquiries.



LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred.

POSSESSION

Immediate upon completion of legal formalities.

VIEWING

Viewings are strictly by appointment with:-

Emanuel Jones
Tel: 029 2081 1581
Contact: David Williams
David@emanuel-jones.co.uk

SUBJECT TO CONTRACT & AVAILABILITY

Subject to contract & availability: Emanuel Jones for themselves and for the vendors or lessors of this property whose agents they are give notice that: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No reference to any services, fixtures or fittings shall constitute a representation (unless otherwise stated) as to the state or suitability for any intended function. Prospective purchasers or lessees should satisfy themselves as to the fitness of such items for their requirements. No person in the employment of Emanuel Jones has any authority to make or give representation or warrant whatever in relation to this property.

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