



Hodges Chambers,

19 Crane Street, Pontypool, NP4 6LY

FOR SALE

TOWN CENTRE RETAIL & OFFICE INVESTMENT

TOTAL AREA 3,248 sq ft (183.02 sq m)

- + Income producing investment
- + Approved planning for 2 maisonettes on first and second floor level.
- + Prominent location

029 2081 1581

www.emanuel-jones.co.uk

LOCATION

The property occupies an excellent position on the corner of Crane Street and Market Street and forms part of one of the prime retailing areas of Pontypool.

Nearby occupiers include Argos, Tesco and Farm Foods.

DESCRIPTION

The available property is a three-storey building which comprises a ground floor retail unit currently occupied by Smart Solutions, with vacant self-contained offices on the upper floors.

Planning permission has been granted for the conversion of the first and second into two maisonettes. (No works have been carried out). Further details can be found on Torfaen planning portal reference - 18/P/0853/FUL.

ACCOMMODATION

The property provides the following approximate areas;

Ground Floor	976 sq ft		(90.63 sq m)
First Floor	1,274 sq ft		(118.42 sq m)
Second Floor	998 sq ft		(92.70 sq m)
Total	3,248 sq ft		(301.75 sq m)

TENURE

Freehold.

PURCHASE PRICE

£205,000 for the freehold interest.

TENANCIES

Ground floor retail unit -

	Term	Commencement Date	Expiry Date	Break Date	Rent
Ground Floor	5 Year FRI Lease	01/03/19	28/02/24	28/02/24	£20,300 pa
Upper floors	VACANT	-	-	-	-

BUSINESS RATES

We are informed that the rateable values of the property are as follows;

Ground floor - £10,000
First and second floor - £13,250

Interested parties should rely on their own enquiries with the Local Authority.

USE

It is understood that the ground floor benefits from A1 and A2 planning use.

The first and second floor benefit from B1 Planning use.

There is potential for alternative uses subject to planning consent.

LEGAL COSTS

Each party to bear their own legal and professional costs incurred.

VIEWING

Strictly by appointment through joint agents Emanuel Jones and NP Linnells:-

Contact: David Williams / Leo Llewellyn
Email: david@emanuel-jones.co.uk
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Contact: Mark Stevens
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SUBJECT TO CONTRACT AND AVAILABILITY



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