

TO LET

Commercial Premises

Approx. 89 sq m (958 sq ft)



GROUND FLOOR, OLD MARKET HOUSE,

PONTYPOOL

NP4 6JJ

LOCATION

The property is situated in an established retail location on Commercial Street within the Town Centre of Pontypool.

Pontypool is situated approximately 16.0 kilometres (10 miles) to the north of Newport and approximately 20 kilometres (12.04 miles) to the south west of Abergavenny.

DESCRIPTION

The property is situated in an attractive grade II listed three storey mid terrace property of traditional brick construction rendered and painted to the external elevations under a pitched slate and corrugated sheet roof coverings.

The property has large glazed windows to the front and a pedestrian door way. Internally there are partitions separating the main area with two additional office rooms, toilet and a small kitchen. Internally the floors have a linoleum covering, plastered and painted walls, and surface mounted electric lighting. Heating is provided by electric wall heaters.

TENURE

The unit is available from January 2022 on a new lease agreement for terms to be agreed.

RENT

The rent is £10,000 per annum and exclusive of VAT, commercial rates, and buildings insurance.

EPC

Energy performance rating is to be confirmed.

RATING

We are aware of the following entry in the rating list for the subject property:-

Description — Shop & Premises

Rating—£11,250

PLANNING

Interest parties are required to make their own enquiries to the Local Authority.

LEGAL COSTS

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

VIEWING

By appointment only via Bron Afon Leasehold Management Service

Tel: 07896 793654

Contact: Kevin Fuller

Email: leasehold@bronafon.org.uk