

TO LET

Commercial Premises

Approx. 37.82 sq m (407 sq ft)



UNIT 3, SOCIAL ENTERPRISE UNIT, CHURCH AVENUE

TREVETHIN, PONTYPOOL

NP4 8DH

Bron Afon 

LOCATION

The property is situated on Church Avenue within Trevethin adjacent to a parade of retail units. Trevethin is situated approximately 3.2 kilometres (2 miles) to the east of Pontypool, and is accessed via Penygarn Road.

DESCRIPTION

The building in which the property is situated comprises a single storey and is of traditional construction rendered and painted to the external elevations under pitched profiled sheet roof. There are double glazed windows and a pedestrian door way with internal security shutters.

Internally, the building is arranged into 4 separate units, one of which is let to Gwent Police.

The property has a brief specification of linoleum covered flooring, plastered and painted walls, and surface mounted electric strip lighting. Heating is provided by a gas central heating system.

TENURE

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

RENT

The rent is £3,000 per annum and exclusive of VAT, commercial rates, buildings insurance and service charges

SERVICE CHARGE

A service charge is levied for common expenditure to include heating, lighting, security and water rates. The unit is charged on a percentage basis.

EPC

Energy performance rating is 'B'

RATING

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

Description — Office

Rating—£2,150

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 costs.

VIEWING

By appointment only via Bron Afon Leasehold Management Service

Tel: 07896 793654

Contact: Kevin Fuller

Email: leasehold@bronafon.org.uk