

To Let/May Sell

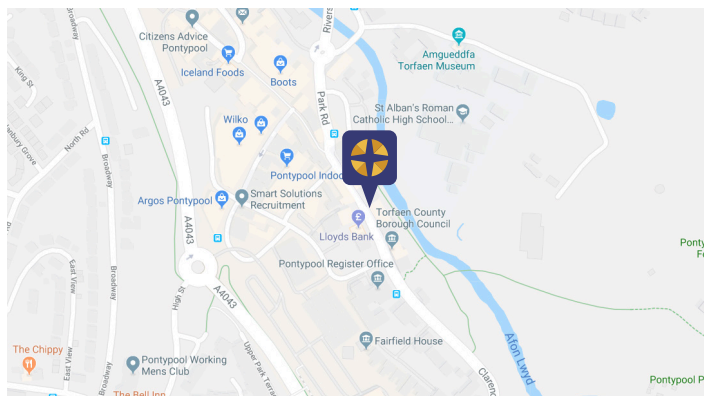


Tudor House, Hanbury Road, Pontypool, NP4 6JL

- Located on the main retail thoroughfare in Pontypool town centre.
- Suitable for various uses (subject to the required consents)
- Circa 3,154 sq ft (293 sq m) over four floors

Location

The subject premises are located on Hanbury Road, one of the main commercial thoroughfares in Pontypool town centre. The area comprises a mixture of commercial occupiers.



Description

The subject property comprises a four storey, mid terrace building of traditional construction.

The ground floor has a glazed frontage onto Hanbury Road and was previously utilised as a recruitment agency and provides offices /sales area and ancillary space.

The first, second floors and basement provides further office and ancillary space.

The property benefits from gas central heating.

Accommodation

The following areas have been measured to RICS guidelines:-

Room	M ²	Sq Ft
Ground floor sales/office	59.75	643
Ground floor Offices (rear)	34.67	373
First Floor Offices	35.63	384
Second floor Office	34.08	367
Lower Ground floor Offices	117.04	1260
Total area	281.20	3027

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

70 This is how energy efficient the building is.

Tenure & Terms

£18,500 per Annum Exclusive
Sale price, upon application

Rateable Value

Ground floor & Basement £4,150 per annum (2017 list).

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

All figures quoted are subject to VAT that may be payable at the prevailing rate.

Viewing

Strictly by appointment with sole agents Hutchings & Thomas.

Contact

For more information contact Haydn Thomas:

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