

FOR SALE

QUOTING PRICE REDUCED



**Cwmffrwdroer Sports Club
24-74 Waunddu, Pontnewynydd
Pontypool, Torfaen
NP4 6TN**

- Freehold
- Suitable for alternative uses (subject to the required consent)
- Total GIA 300.83 m² / 3,238 sq. ft

Description

The subject property comprises a single storey detached building of traditional brick block rendered elevations with interlocking pitched tiled roof.

The property has UPVC windows and doors throughout and is gas centrally heated with the gas tank supply being located to the rear of the property.

The site itself has a palisade fence boundary with on-site parking and grassed area to its northern side.

Internally the property comprises Sports Changing Rooms, a Sports Bar, WCs Function Room and cellar.

Location

The subject property is located in Cwmffrwdroer, Pontnewynydd being on the northern outskirts of Pontypool. The area is one of mixed use with North Pontypool Industrial Estate and Pontnewynydd Industrial Estate being within close proximity together with surrounding residential and agricultural uses.

The property is accessed via the A4043 Pontypool western bypass which gives access to the M4 motorway some 8-miles to the south via the A472 and A4042 dual carriageways.

Accommodation

The accommodation as follows has been measured on a gross internal area basis in accordance with RICS Property Measurement, 2nd Edition, January 2018:-

	sq m	sq ft
TOTAL GIA	300.83	3283

Tenure

The property is available on a Freehold basis.

Quoting Price

We are seeking offers in the region of **£215,000 (Two Hundred and Fifteen Thousand Pounds)** for the Freehold interest in the property.

Energy Performance Rating

The EPC Certificate that has been provided indicates that the subject property will fall within the acceptable energy performance range for the purposes of the Act, being rated as B / 45. (Certificate N° 7954-3760-8731-5258-1247. Valid until 18th March 2031). A copy of the certificate is available upon request.

Rateable Value

Please note that Hutchings & Thomas cannot confirm the level of rates payable to the Local Authority. Interested parties are therefore advised to make their own enquiries by contacting Torfaen County Borough Council – www.torfaen.gov.uk.

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.

Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, Hutchings & Thomas will require any tenant / purchaser to provide proof of identity along with any other required documents.

Contact

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