

TO LET



9 George Street Pontypool Torfaen NP4 6LR

- Pedestrianised town centre location
- Situated in a well-established retail location
- Available by way of a new lease
- Retail area 53.02 m² / 571 sq. ft

Description

The subject premises comprises a mid-terraced retail premises arranged over ground, first and second floor levels.

The ground floor comprises a retail unit with glazed frontage onto George Street having a distinct retail area and rear storage ancillary space.

The first floor provides further storage and kitchen space with WC.

Location

Pontypool is located in the district of Torfaen and has a population of some 29,062, approximately 3-miles north of Cwmbran, 10-miles north of Newport and 25-miles to the north-east of Cardiff.

The property is situated within the pedestrianised area along George Street one of the main commercial thoroughfares of Pontypool town centre.

Nearby occupiers include Iceland, Specsavers, Card Factory and Greggs.

Accommodation

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

Ground Floor	sq m	sq ft
Front Retail area	53.02	571
Rear Stores & ancillary space	34.54	372
First Floor		
Kitchen area	8.56	92
Various storage areas	106.06	1142
Second Floor		
Unmeasured		

Tenure

The property is available by way of a new lease for a term of years to be agreed.

Quoting Price

We are quoting a rental of £15,000 per annum exclusive.

Energy Performance Rating

Available upon request.

Rateable Value

Description:	Shop and Premises
Local Authority:	Torfaen
Local Authority Ref N°:	1701026430090
Rateable Value:	£12,750

Please note that Hutchings & Thomas cannot confirm the level of any payments to the Local Authority and any further enquiries will need to be made to 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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