

**To Let / May Sell**



**Former Croftwick Windows Premises  
Chapel Street, Pontnewydd  
Cwmbran, Torfaen  
NP44 1DL**

- Production warehouse space with yard
- Approximate gross internal area 8,627 sq. ft / 801.44 m<sup>2</sup>
- Available to let or on a freehold basis
- Located close to main road links



## Location

The subject property is located on Chapel Street a main thoroughfare linking the village of Pontnewydd with Cwmbran town centre. Chapel Street also gives access onto Cwmbran Drive (A4051) which in turn links with junction 25a and 26 of the M4 motorway to the south.

The location is a well-established commercial and residential area. The surrounding commercial occupiers are mainly car sales and repair operators.

## Accommodation

The accommodation as follows has been measured on a net internal area basis in accordance with the latest edition of the RICS Code of Measuring Practice:-

	sq m	sq ft
Warehouse area	584.34	6290
Office area	168.79	1817
Conservatories	48.38	520
<b>Total GIA</b>	<b>132.16</b>	<b>1423</b>

## Description

The property comprises a semi-detached unit with car parking to the front, accessed from Chapel Street. There is also a side and rear yard which is gated. To the front of the building are two conservatory structures of UPVC and glass construction.

To the south of the property is single storey building of brick construction with mono pitch slate roof comprising an office, sales and kitchen area with further offices to the main building which are cellular in nature.

The warehouse areas to the rear can be accessed from the yard area via roller shutter doors or from personnel doors accessed through the office area.

The rear buildings are of steel frame and block construction with double mono pitched insulated sheeted roof which has recently been replaced.

There are WC facilities to the first warehouse area, and both areas are linked internally through floor to ceiling height openings.

To the rear of these units is a mono pitched structure of a steel frame construction with roller shutter access. This building is overclad, with half height block walls to the eastern elevation.

The yard to the south is concreted as is the car park to the front which provides parking for some 6-7 vehicles.

### Important Notice

Hutchings & Thomas gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained here in (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any area, measurements or distances referred to herein are approximate only. 6. Where there is a reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulation or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not be way of statement of fact.



### Tenure & Terms

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

### Quoting Rental

£45,000 (Forty-Five Thousand Pounds) per annum exclusive.

### Quoting Price

We are seeking offers in the region of £490,000 (Four Hundred and Ninety Thousand Pounds) for the vacant freehold interest in the premises.

### Energy Performance Rating

The EPC Certificate that has been provided indicates that the subject property falls within the acceptable energy performance range for the purposes of the Act, being rated as D / 80 (Certificate N° 9244-3068-0214-0800-1391 valid until 19th August 2029).

### Rateable Value

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 directly to Torfaen County Borough Council – [www.torfaen.gov.uk](http://www.torfaen.gov.uk).

### Legal Costs

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

### VAT

We have been informed that VAT is not applicable with regards to any rental or freehold purchase of the premises.

### 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.

### Viewing

Strictly by appointment with sole agents Hutchings & Thomas.

### Contact

For more information contact Haydn Thomas:

**Haydn Thomas**

01633 214 444

[ht@hutchings-thomas.co.uk](mailto:ht@hutchings-thomas.co.uk)

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