

TO LET

Commercial Premises

Approx. 377 sq m (1,237 sq ft)



**GROUND FLOOR, THE GREYHOUND,
COMMERCIAL STREET
PONTYPOOL, NP4 6JJ**

LOCATION

The property is situated in a highly prominent roadside position in an established retail location on Clarence Street within the Town Centre of Pontypool.

Pontypool is situated approximately 16.0 kilometres (10 miles) to the north of Newport and approximately 20 kilometres (12.04 miles) to the south west of Abergavenny.

DESCRIPTION

The property is situated in an attractive and refurbished building of traditional brick construction rendered and painted to the external elevations under a pitched slate roof covering.

The property has large glazed windows to the front and a pedestrian door way. Internally there is an open plan main area with toilets and a small kitchen. Internally the floors have a carpet covering, plastered and painted walls, and surface mounted electric lighting. Heating is provided by gas to wall mounted radiators.

TENURE

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

RENT

£8,500 per annum and will be exclusive of commercial rates and buildings insurance.

EPC

Energy performance rating is D.

RATING

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

Description — Shop & Premises

Rating—£8,600 (From April 2023)

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 and professional costs.

VIEWING

By appointment only via Bron Afon Leasehold Management Service

Tel: 07896 793654

Contact: Kevin Fuller