

ON THE INSTRUCTIONS OF LADBROKES/CORAL

RETAIL

**1 GEORGE STREET
PONTYPOOL
TORFAEN
NP4 6LR**



LEASE AVAILABLE

A1/A2 PLANNING

LOCATION

The subject property is located on George Street, the pedestrianised street in the heart of Pontypool town centre. The street is a mixture of national and local operators including **Iceland**, **Boots** and **Greggs**.

ACCOMMODATION

The approximate net internal areas and dimensions are:

Ground Floor Area 97.03 m² (1,044 ft²)



WILLIAMS ■ GUNTER ■ HARDWICK

CHARTERED SURVEYORS

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Williams Gunter Hardwick is a member of PAI The Independent Commercial Property Consultants Network.
More information can be found at www.pai.uk.com

LEASE

An existing 5 year effectively full repairing and insuring lease to expire 07th July 2021 which leads into a reversionary lease expiring 07th July 2026. There is a tenant only break option and rent review 8th July 2022.

RENT

£10,000 per annum exclusive.

PREMIUM

Nil.

SERVICE CHARGE

Details available on request.

PLANNING

It is understood that the premises benefit from an **A2 (financial and professional services)** planning consent although can also be used for **A1 (retail)**.

RATES

According to the Valuation Office website the premises are assessed as follows:-

Rateable Value	£18,500
Rate in the £	51.4p (2018/2019)
Rates Payable	£9,509

For verification purposes and phasing/transitional relief, if appropriate, interested parties are advised to make their own enquiries on www.voa.gov.uk.

LEGAL COSTS

Each party to bear their own costs incurred in the transaction.

VAT

All figures within these terms are exclusive of VAT where applicable.

EPC

An EPC is available on request.

VIEWING

Strictly by prior appointment through:

Steve Cullis - (steve@wghproperty.co.uk) or
Stuart Williams - (stuart@wghproperty.co.uk) at this office

FURTHER INFORMATION

For all details of properties marketed by this firm, please visit www.wghproperty.co.uk

SUBJECT TO CONTRACT

APRIL 2018