

PONTYPOOL

16 Crane Street

Large Retail Unit



Location

Pontypool is located off the A4042 dual carriageway situated midway between Abergavenny and Newport. The unit is in close proximity to **Tesco** with a well used large surface car park adjacent together with numerous bus stops. Other retailers in close proximity include **Farm Foods, Wilko, Peacocks, Mayberry Pharmacy** and many local retailers.

Lease

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

Rent

£35,000 pax

Business Rates

Verbal enquiries via the Valuation Office website confirm the property is assessed as follows:-
 Rateable Value £46,000

EPC

C72

Service Charge

£9,177.94

Accommodation

Ground Floor Sales	5,968 sq.ft.	554.5 sq.m.
First Floor Ancillary	5,986 sq.ft.	556.2 sq.m.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Viewing

Strictly by appointment through the agents:
 Dan Oliver
 0151 236 2485
dan@emanueloliver.com

