## 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 m<sup>2</sup> (1,044 ft<sup>2</sup>)



CHARTERED SURVEYORS

Clifton Heights, Triangle West, Clifton, Bristol BS8 1EJ. Fax : 0117 922 5722 www.wghproperty.co.uk



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 07<sup>th</sup> July 2021 which leads into a reversionary lease expiring 07<sup>th</sup> July 2026. There is a tenant only break option and rent review 8<sup>th</sup> 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 <u>www.voa.gov.uk</u>.

### 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) orStuart 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**

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