



LEASE AVAILABLE

1 GEORGE STREET, PONTYPOOL, TORFAEN, NP4 6LR

SIZE - 97.03 SQ M - 1,044 SQ FT

- **On the Instructions of Ladbrokes/Coral**
- **A1/A2 Planning**
- **Incentives Available**

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.

CONTACT

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IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale

ACCOMMODATION

The approximate net internal areas and dimensions are:

Ground Floor Area 97.03 m² (1,044 ft²)

LEASE TERMS

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.

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).

BUSINESS RATES

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

Rateable Value: £18,500

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

LEGAL COSTS

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

VAT

All figures are exclusive of VAT, if applicable.

ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request.

VIEWINGS

Strictly via sole letting agents:

Steve Cullis: steve.cullis@carterjonas.co.uk or

Stuart Williams: stuart.williams@carterjonas.co.uk

at this office.

For details of all commercial properties marketed through this firm please visit:

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SUBJECT TO CONTRACT APRIL 2018

Updated MAY 2019

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