

126 Osbourne Road  
 Pontypool  
 Monmouthshire.  
 NP4 6LT

106 Weekly \*



- A1 SHOP/OFFICE/RETAIL
- TOWN CENTRE LOCATION
- WITHIN MINUTES OF MULTI STOREY CAR PARK
- BASEMENT OFFICE / STORAGE
- ROLLER SHUTTERS
- VIEWING ADVISED

**Ref: PRC11091**

**Viewing Instructions: Strictly By Appointment Only**

VAT Registration No. 615966610

Davis & Sons 1747 Ltd  
 Trading as Davis & Sons  
 Registered Office: 20 Cambrian Road, Newport, NP20 4AB  
 Registered in England & Wales No. 3227215

# General Description

A1 SHOP / OFFICE / RETAIL.

The corner shop with basement office area benefits from roller shutters situated in the heart of Pontypool town centre within minutes of the multi storey car park.  
Viewing advised.

## Accommodation

### Introduction

Large shop window frontage with protective shutters. Previously being used as a Nail Bar. The property would suit many small businesses.

NO BUSINESS RATES

CALL FOR AN IMMEDIATE VIEWING.

### Basement

Small basement storage area & wc.

### Services

Mains electricity, mains water, mains drainage

EPC Rating:91

### Council Tax

Band Not Specified



All room sizes are approximate. Electrical installations, central heating & plumbing & draining installations are noted in particulars on the basis of a visual inspection only. They have not been tested & no warranty of condition or fitness is implied by their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the structure of any appliances, installation or any element of the structure or fabric of the property. Messrs Davis and Sons for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) The particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors and do not constitute part of an offer or contract (ii) All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Davis and Sons has any authority to make or give any representation or warranty whatever in relation to this property.