

25 Commercial Street
Pontypool
Monmouthshire.
NP4 6JQ

100,000



- Requires renovation
- Set over 4 floors
- Fronting onto the main road in Pontypool
- Rear access and parking
- Viewing is highly recommended
- LOADS OF POTENTIAL



Ref: PRC12049

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

FOR SALE.

Commercial premises fronting onto Commercial Street in the heart of Pontypool. The building is set over 4 floors and would suit many businesses etc, with rear access and parking. The property does require renovation throughout. Total floor area Approx 1,700 sq ft. Highly recommended for viewing.

Accommodation

Introduction

Davis and Sons are pleased to offer For Sale this commercial premises located in the heart of Pontypool Town Centre with rear lane access and parking for Approx 2 vehicles to the rear. This commercial premises is set over 4 floors with rear lane access to the basement with storage rooms and WC. Stairs to the first floor with main showroom with door fronting onto Commercial Street and stairs to first and second floors. Large shop frontage onto Commercial Street.

Viewing is highly recommended.

Basement

Gives access to the rear parking.

Inner hallway

Stairs giving access to the first floor. 3 storage rooms and WC.

Room (13' 08" x 16' 0") or (4.17m x 4.88m)

Power and lighting. Two further storage areas. Approx 220 sq ft

Toilet

Low level wc, wall mounted wash hand basin.

Ground Floor

Shop (15' 05" x 25' 04") or (4.70m x 7.72m)

Approx 394 sq ft. Large shop window frontage and door onto Commercial Street. Door off to:-

Inner hallway

Stairs to first floor.

Office (16' 11" x 15' 05") or (5.16m x 4.70m)

Approx 250 sq ft. Good size office space. Walk through archway off to:-

Staff kitchen (14' 01" x 9' 06") or (4.29m x 2.90m)

Windows to rear, kitchen fitted with wall and base units, sink, drainer and mixer tap.
Approx 135 sq ft.

Second floor

Access to loft space and 2 further offices.

Office one (15' 05" x 16' 02") or (4.70m x 4.93m)

Approx 251 sq ft

Office two (12' 05" x 14' 05") or (3.78m x 4.39m)

Windows to rear, power and lighting.
Approx 181 sq ft.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:94

Tenure

We are informed that the tenure is Freehold

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.