

PRIME SHOP UNIT TO LET

PONTYPOOL – 6-8 GEORGE STREET, NP4 6LR

**Mason
Partners**



Location

The premises are located in a prime position in the centre of Pontypool in close proximity to Poundstretcher, Iceland, Specsavers and Greggs.

Accommodation

The premises comprise the following areas:-

Ground Floor	3,160 sq ft
First Floor	2,571 sq ft

Servicing is to the rear of the premises.

Tenure

The premises are available by way of an assignment of a lease expiring on 27/7/2025.

Rent

£28,000 pax

Rating Assessment

Rateable Value - £34,250 pax. Interested parties are advised to make their own enquiries with the local council to verify this information.

Planning

It is understood that the premises has a A1 planning consent.

EPC

Available on request.

VAT

The property is registered for VAT.

Legal Costs

Each party to bear their own legal costs in respect of all legal documentation produced in this transaction.

Money Laundering

Money Laundering Regulations require Mason Partners to conduct checks upon all parties in relation to relevant transactions be that lettings or sales of commercial premises. Prospective purchasers / tenants will need to provide proof of identity and residence.

Viewing

Joe Pearce
Mathew Green

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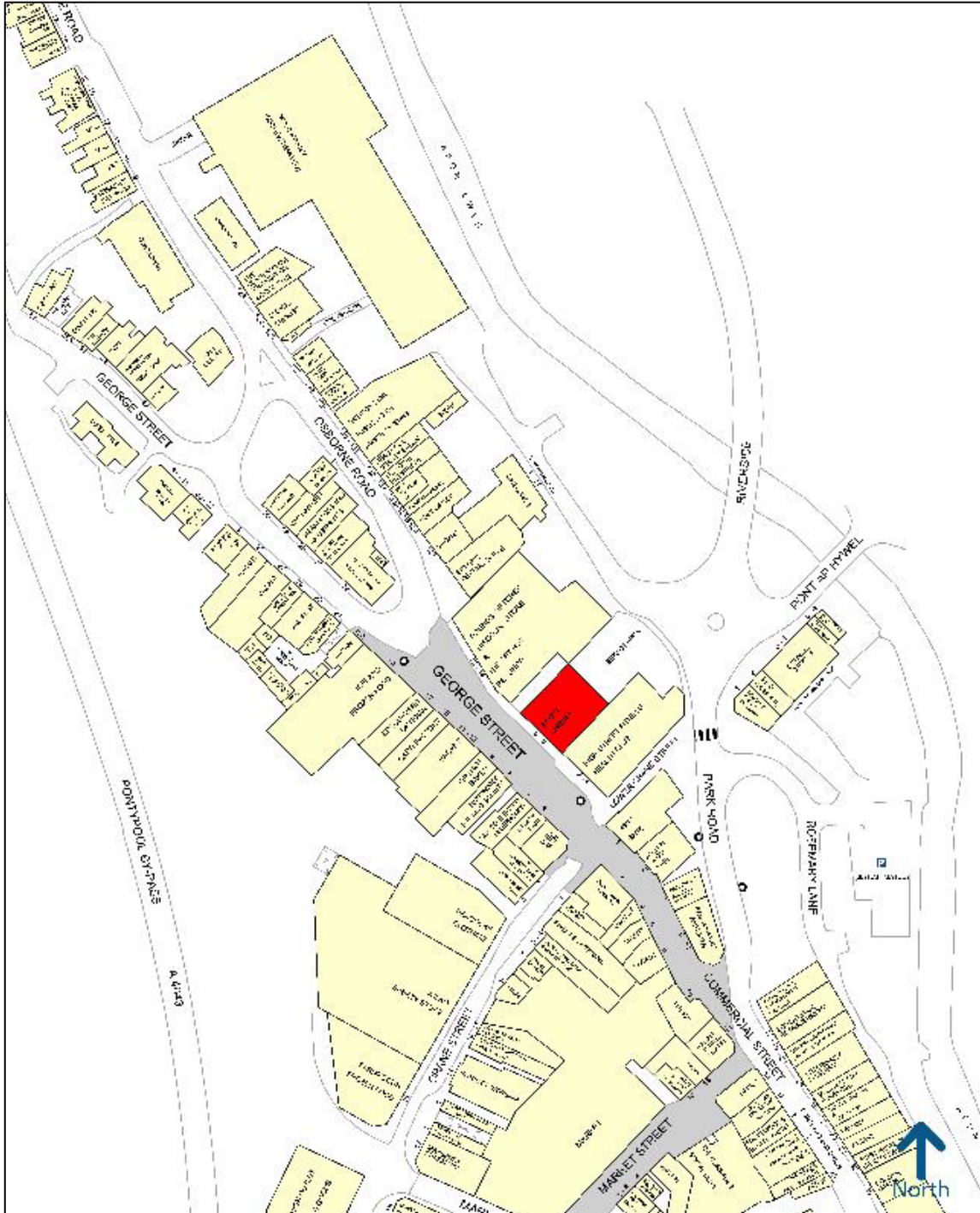
0151 227 1008

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