

FOR SALE

**UNIQUE MIXED USE
INVESTMENT
OPPORTUNITY**



TORFAEN

whozoo.

1 George Street, Pontypool, Torfaen NP4 6LR

**REDUCED PRICE
£475,000**



Property Type

MIXED USE



Size

3,412 FT²



Tenure

FREEHOLD



Borough

TORFAEN



Planning Granted

NO



Existing Use

CLASS E

Tenanted



No

Local Train Stations



Pontypool & New Inn (1.2 miles)
Cwmbran (3.4 miles)
Llanhilleth (4 miles)

Local Amenities



Greggs (83 ft)
Boots (101 ft)
Wilko (104 ft)

VAT Applicable



No

Rateable Value

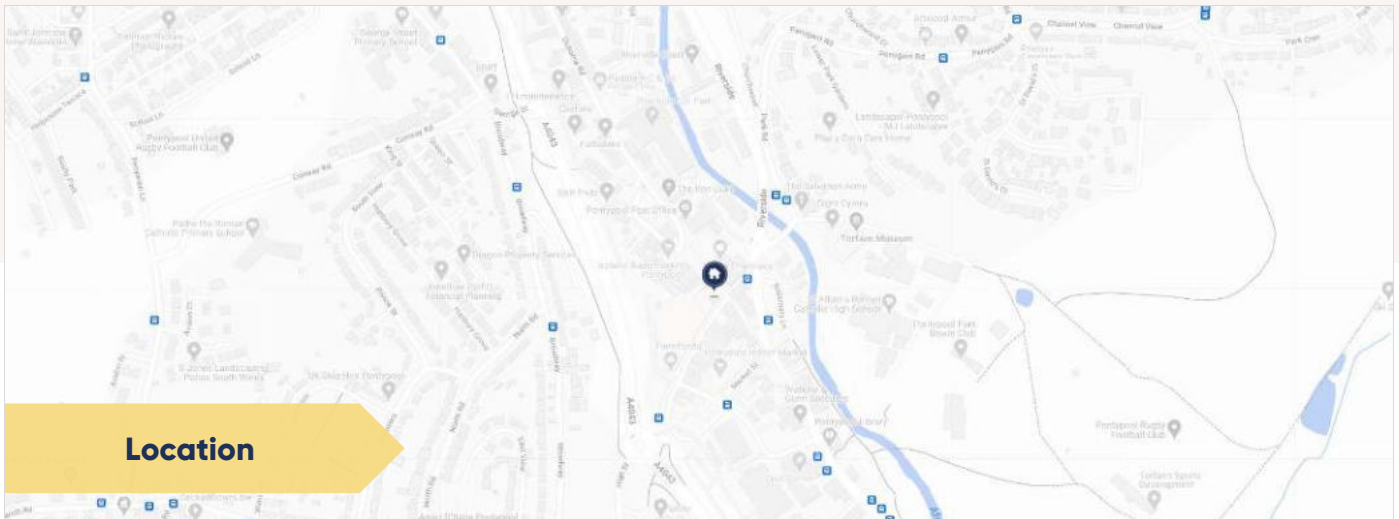


£9,900

EPC



C



Location



Additional Information

Investment Potential: The ground floor commercial unit boasts a new 5-year lease at £12,000 per annum, while the residential space above generates £23,400 per annum. That's a total of £35,400 per annum in rental income.

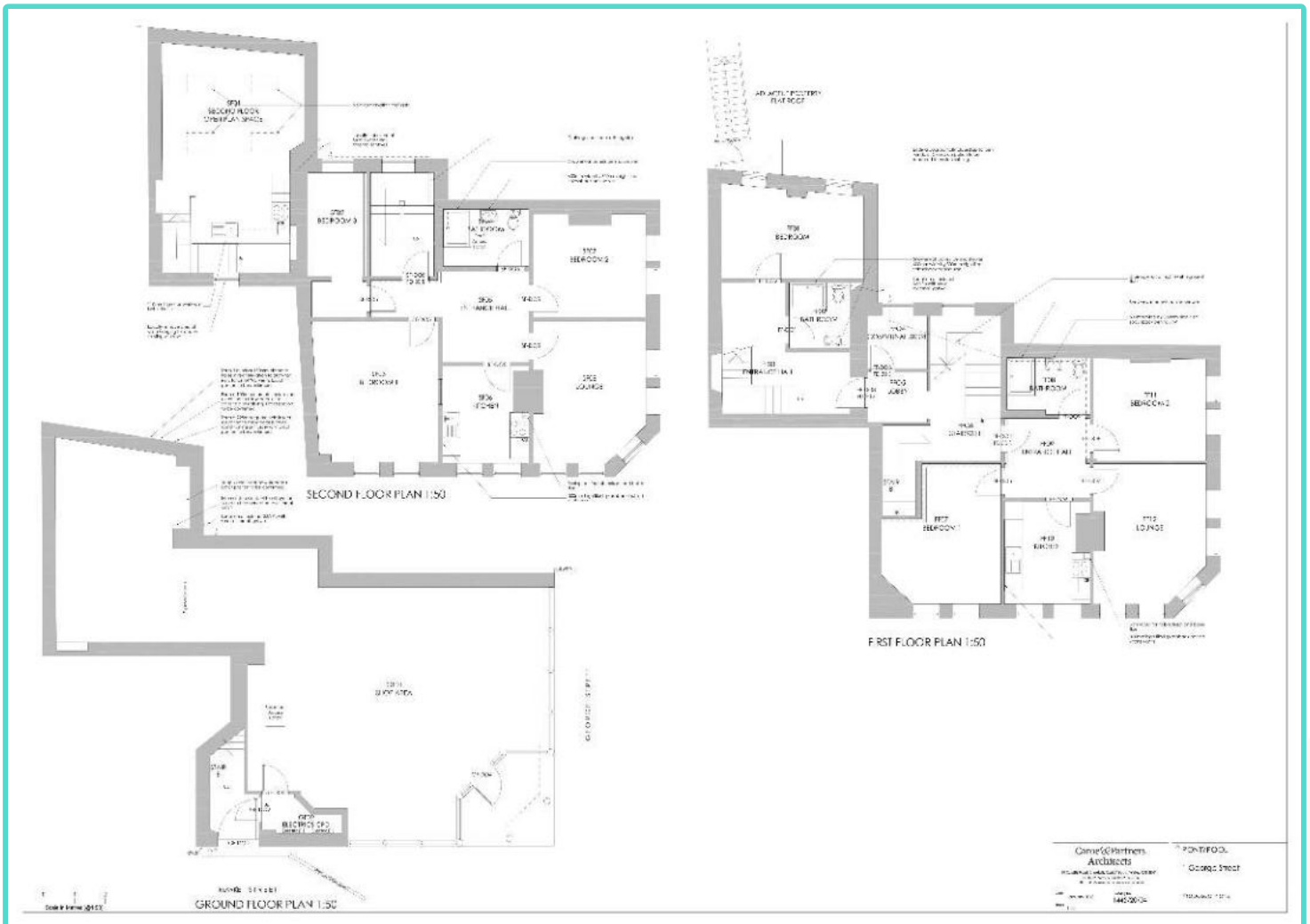
Great Location: Right in the centre of a town with direct transport links to Cardiff. On the main high street in a prominent and visible location and within easy walking distance to local shops and parking.

Diverse Income Streams: Commercial Unit on the ground floor with a strong lease along with three quality residential flats above. Recently refurbished, this is a great investment for the right buyer.

ACCOMMODATION SCHEDULE

UNIT	SIZE (SQM)	SIZE (SQFT)
Commercial Unit	107	1,152
Flat 1	65	700
Flat 2	70	753
Flat 3	75	807
TOTAL	288	3,412

FLOORPLANS





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