



£385K

THE DEAL:

An exceptional investment opportunity: a centrally located commercial unit in Pontypool, with planning (currently in progress) for conversion into three modern flats and a retained ground-floor commercial space.

**Harvey Bowes**
GROUP

CONTACT:

✉ ADMIN@HARVEYBOWES.COM

☎ 02921754150

♥ WWW.HARVEYBOWES.COM



PROPERTY IMAGES



PORTLAND HOUSE,
COMMERCIAL
STREET, PONTYPOOL,
NP4 6JQ





EXISTING PLANS

Site Location Plan



PORTLAND HOUSE,
COMMERCIAL STREET,
PONTYPOOL,
NP4 6JQ





EXISTING PLANS

Block Plan



PORTLAND HOUSE,
COMMERCIAL STREET,
PONTYPOL,
NP4 6JQ



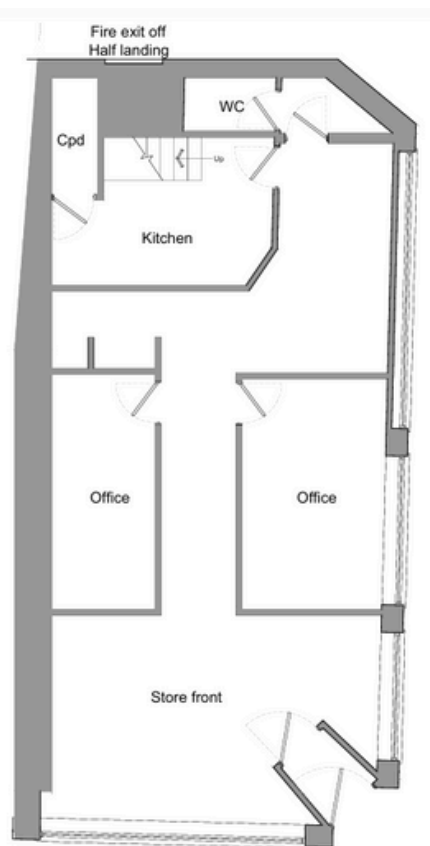


EXISTING PLANS

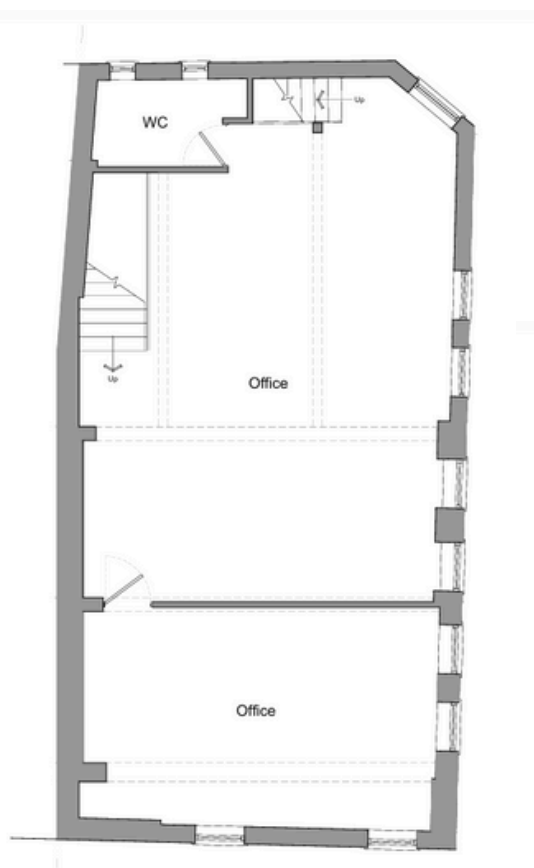
Ground Floor, First Floor, Second Floor



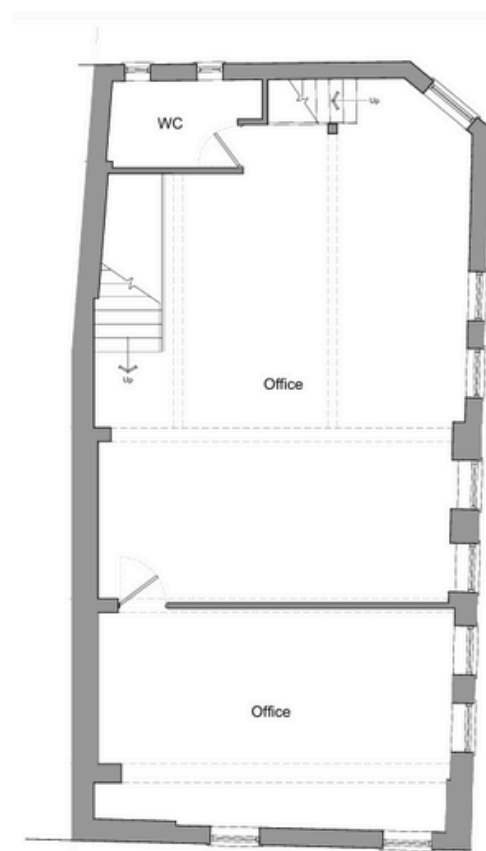
PORTLAND HOUSE,
COMMERCIAL STREET,
PONTYPOOL,
NP4 6JQ



Ground Floor Plan



First Floor Plan



First Floor Plan





EXISTING PLANS

All Elevations



PORTLAND HOUSE,
COMMERCIAL STREET,
PONTYPOOL,
NP4 6JQ



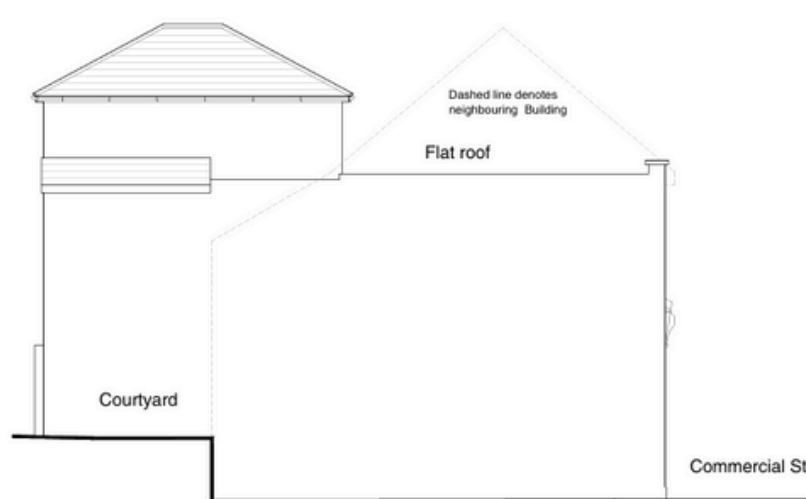
Front Elevation
Commercial St



Rear Elevation



Side Elevation
Market St



Side Elevation / Section



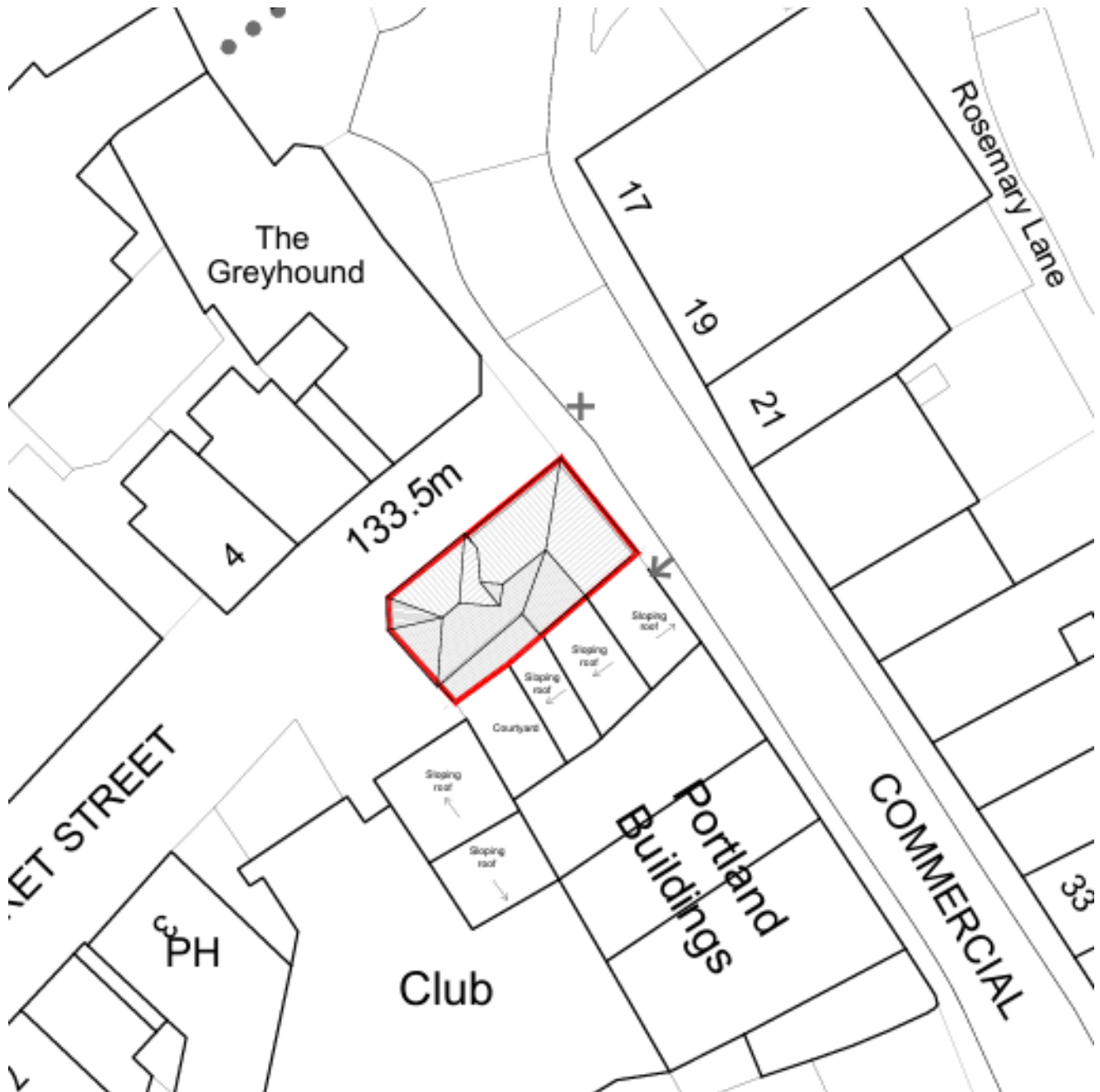


PROPOSED PLANS

Block Plan



PORTLAND HOUSE,
COMMERCIAL STREET,
PONTYPOL,
NP4 6JQ



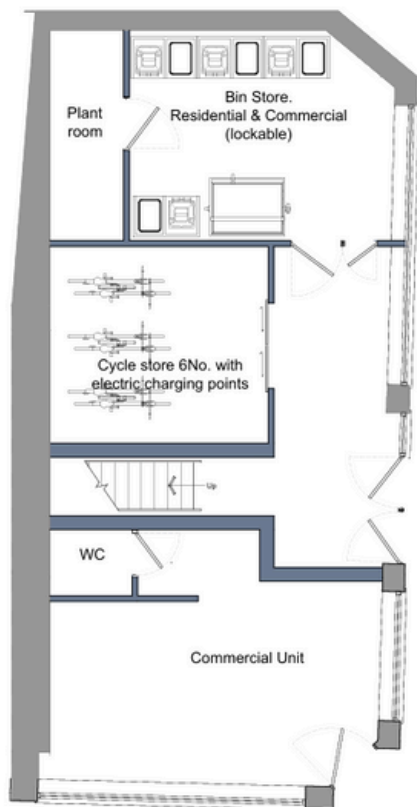


PROPOSED PLANS

Ground Floor, First Floor, Second Floor



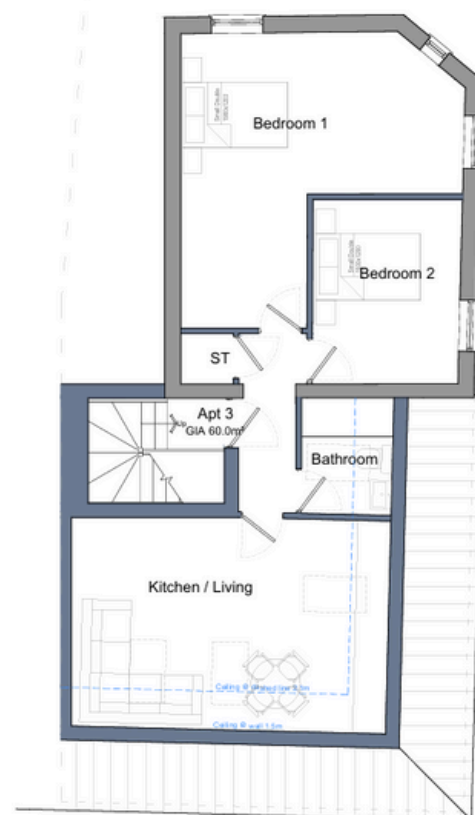
PORTLAND HOUSE,
COMMERCIAL STREET,
PONTYPOOL,
NP4 6JQ



Ground Floor Plan



First Floor Plan



Second Floor Plan





PROPOSED PLANS

All Elevations



PORTLAND HOUSE,
COMMERCIAL STREET,
PONTYPOOL,
NP4 6JQ



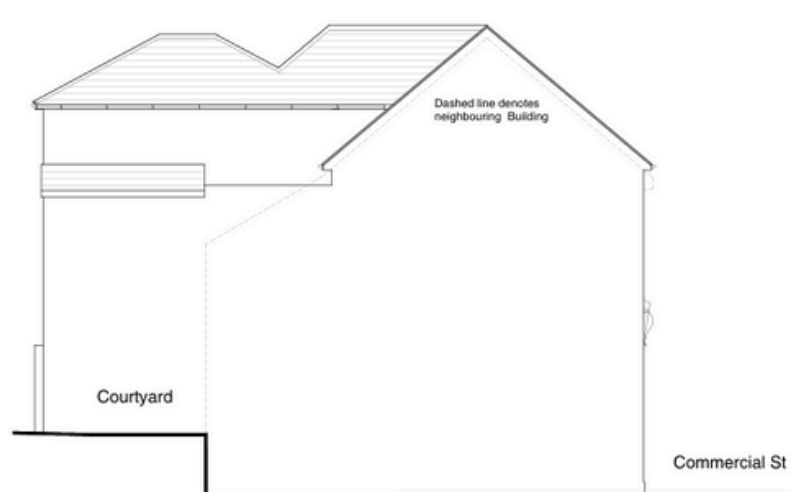
Front Elevation
Commercial St



Rear Elevation



Side Elevation
Market St



Side Elevation / Section





NUMBERS



PORTLAND HOUSE,
COMMERCIAL STREET,
PONTYPOOL,
NP4 6JQ



Price of the property - £385k



150k contribution will be available towards the development*



2 bedroom flat - £875 monthly rent



1 bedroom flat - £795 monthly rent



Studio flat - £750 monthly rent



Overall rent for 3 flats - £2420 monthly



Overall rent for 3 flats - £29k annually



9k annually for the commercial unit with a 10% yield - 90k value



Total GDV for the Residential units - £484k with a 6% yield



Overall GDV for the investment - £574k

*Subject to terms and conditions. Please ask for details.





WHY INVEST?



PORTLAND HOUSE,
COMMERCIAL STREET,
PONTYPOOL,
NP4 6JQ

Why Invest in Pontypool?

Pontypool is a growing market town nestled in the heart of South Wales, offering investors a unique opportunity to capitalise on its strategic location, rich history, and increasing demand for quality housing. With excellent transport links, a supportive local economy, and significant regeneration efforts underway, Pontypool is quickly becoming an attractive destination for property investment.

Prime Location at Portland House

Portland House, situated on Commercial Street in the centre of Pontypool (NP4 6JQ), offers an outstanding opportunity to invest in a mixed-use development with significant potential. The property will have planning consent for three residential units (a two-bedroom flat, a one-bedroom flat, and a studio apartment), as well as a bin and bike shed for tenant convenience. The retained ground-floor commercial space enhances the site's appeal, making it a versatile investment with multiple revenue streams.

Benefits of Investing in Pontypool

Strong Rental Demand: With its central location, Pontypool attracts tenants from diverse demographics, including professionals, families, and students. The combination of residential units and a commercial space offers steady rental income potential.

Regeneration and Development: Pontypool has been undergoing regeneration, with public and private investment enhancing the town's appeal. Improvements in infrastructure and public amenities are driving interest from residents and businesses alike.

Affordable Entry Point: Property prices in Pontypool remain competitive compared to other South Wales towns, making it an ideal location for investors seeking strong returns without high initial outlay.

Convenient Transport Links: Pontypool benefits from excellent connectivity via road and rail, making it a desirable commuter town for those working in nearby cities like Newport, Cardiff, and Bristol.

Growing Local Economy: The town's economy is supported by a mix of small businesses and national retailers, ensuring a vibrant commercial sector to complement the residential market.

Investing in Portland House is a unique chance to secure a foothold in Pontypool's thriving property market. This project combines the stability of a central location with the versatility of mixed-use development, offering strong potential for long-term growth and returns.

