

**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 FT<sup>2</sup>**



**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

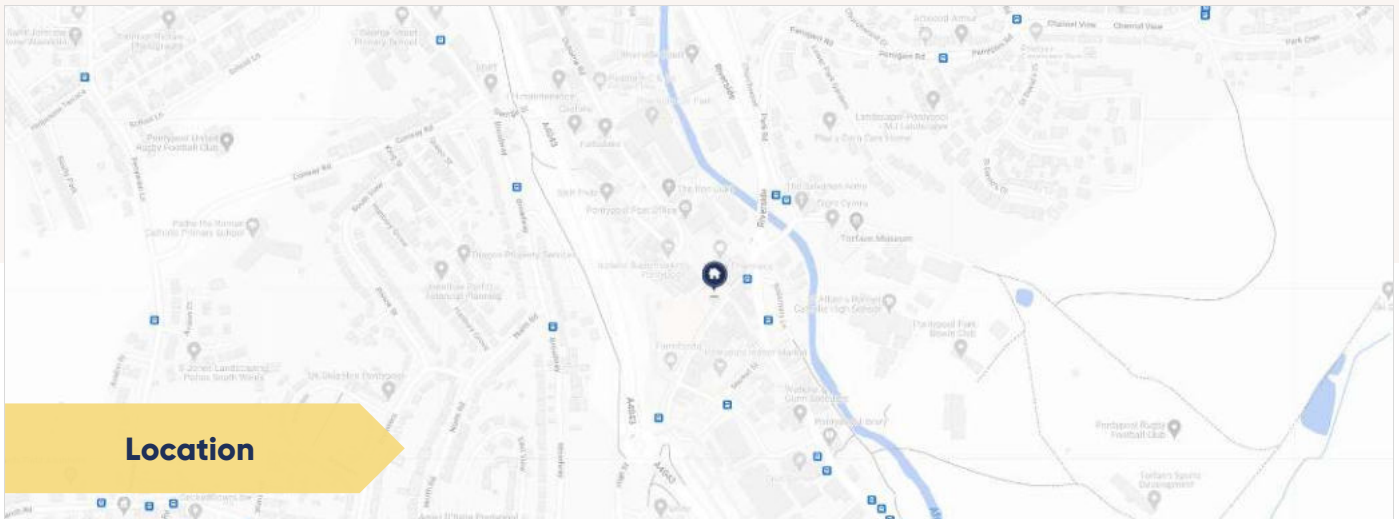


£9,900

### 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
<b>TOTAL</b>	<b>288</b>	<b>3,412</b>

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Commercial Property, Expertly Done





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