

TO LET/MAY SELL

3,237 SQ. FT. GROUND FLOOR RETAIL PREMISES WITH UPPER FLOOR
TOTAL AREA 6,332 SQ. FT.

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28 Park Place, Cardiff CF10 3BA 



**Fletcher
Morgan**

6-8 George Street, Pontypool NP4 6LR



Location

Pontypool is situated approximately 20 miles to the north east of Cardiff and 12 miles to the north of Newport.

The town has a catchment population of approximately 36,000 and a catchment population of 160,000 within 10 minutes drive time.

The subject property is located within the prime retail area of George Street adjacent to **Poundstretcher** and directly opposite **Greggs**, **Specsavers** and **Card Factory**.

Other national occupiers nearby include: **Iceland**, **Farmfoods**, **Peacocks** and **Poundland**.

Description

The property comprises three storey mid terrace building providing ground floor retail with first floor and basement and rear access for deliveries.

Accommodation

These areas are subject to on site verification in accordance with the latest RICS Code of Measuring Practice.

Ground Floor Area	3,237 sq.ft.	 300.72 sq.m.
First Floor Area	2,577 sq.ft.	 239.41 sq.m.
Basement	518 sq.ft.	 48.13 sq.m.
Total	6,332 sq.ft.	 588.26 sq.m.

Terms

The property is available by way of a new lease on a full repairing and insuring basis.

Alternatively freehold offers may be considered.

Rent/Price

On application

Rates

The Rateable Value of the property is as follows:

2026/27 based on UBR multiplier of £0.350p
Rateable Value = £32,750 | Rates Payable = £11,463

Interested parties to rely on their own enquiries to relevant Local Authority Rates Department.

Energy Performance Certificate

D85

VAT

All figures quoted are exclusive of V.A.T. where applicable.

Costs

Each party is to bear their own legal and professional costs incurred in the transaction.

What3Words

burn.pine.bland



Fletcher Morgan is fully committed to fulfilling its obligations under the Money Laundering Regulations 2017, the Proceeds of Crime Act 2002, the Terrorism Act 2000 and other relevant legislation, for the purposes of combatting money laundering and terrorist financing.

CONTACT

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03/12/2025

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