

Lot 30, 1, 3 & 5 Crane Street &, 2, 2a, 4, 4a & 6 Commercial Street, Pontypool, NP4 6JJ

For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)



Substantial Freehold Retail/Commercial Parade with Development Potential

www.acuitus.co.uk

Lot 30, 1, 3 & 5 Crane Street &, 2, 2a, 4, 4a & 6 Commercial Street, Pontypool, NP4 6JJ

For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)

Property Information

Substantial Freehold Retail/Commercial Parade with Development Potential

- Comprises seven shops plus vacant upper floors with development potential (subject to consents)
- Part let to an optician, a vape shop and a baby bank/charity shop
- Separately accessed vacant upper floors approximately 8,332 sq ft
- Part Grade II Listed building totalling 16,798 sq ft
- Asset Management Opportunities (4)
- VAT free investment
- Nearby occupiers include Tesco Superstore, Iceland Supermarket, Boots Pharmacy, Farmfoods, Greggs, Cardfactory and Betfred

Lot

30

Auction

13th December 2023

Rent

£21,800 per Annum Exclusive
plus 4 vacant shops and vacant upper floors (circa 8,332 sq ft) (4)

Sector

High Street
Retail/Residential/Development

Status

Available

Auction Venue

Live Streamed Auction

Location

Miles	20 miles north-east of Cardiff
Roads	A40, A472, A449, A4042, A4043, M4 (Junction 25A & 26)
Rail	Pontypool & New Inn Railway Station
Air	Cardiff International Airport

Situation

The property is prominently located on the southern side of Crane Street, at its junction with Commercial Street. Nearby occupiers include Tesco Superstore, Iceland Supermarket, Boots Pharmacy, Farmfoods, Greggs, Cardfactory and Betfred.

Tenure

Freehold.

Description

The property comprises seven shops arranged on the ground, basement and part first floors. The remainder of the first and second floors are self-contained and provide former office and storage accommodation which are not currently let. The shops located on Commercial Street along with the vacant upper floors above are Grade II Listed. The property benefits from a separate basement at 6 Commercial Street, but this is accessed via a trap door within a communal entrance.

VAT

VAT is not applicable to this lot.

Planning

The upper floors may be suitable for alternative uses and/or development, subject to obtaining the necessary consents. All enquiries should be made with Torfaen County Borough Council. (www.torfaen.gov.uk) (Phone: 01495 762200)

Completion Period

Six Week Completion

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 30, 1, 3 & 5 Crane Street &, 2, 2a, 4, 4a & 6 Commercial Street, Pontypool, NP4 6JJ

For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)

Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
1 Crane Street	Ground Basement	Retail/Ancillary Ancillary	50.05 30.66	(539) (330)	M. PHILPOT (t/a Vape Shop) (1) (4)	5 years from 10/04/2015 (Holding Over)	£8,000
3 Crane Street	Ground Basement	Retail/Ancillary Ancillary	74.13 79.77	(798) (859)	VARIOUS INDIVIDUALS (t/a Phillips Opticians) (2)	25 years from 22/08/1994 (Holding Over) (2)	£9,000
5 Crane Street	Ground Basement First	Retail/Ancillary Ancillary Ancillary	125.22 36.45 22.28	(1,348) (392) (240)	J. RIDSALE (t/a Jayne's Baby Bank) (3)	3 years from 17/01/2023	£4,800
2 Commercial Street	Ground Basement	Retail/Ancillary Ancillary	113.31 -	(1,219) (-)	VACANT (4)	-	-
2A Commercial Street	Ground	Retail/Ancillary	46.87	(504)	VACANT	-	-
4 Commercial Street	Ground	Retail/Ancillary	115.94	(1,248)	VACANT	-	-
6 Commercial Street	Ground First	Retail/Ancillary Ancillary	77.47 14.43	(834) (155)	VACANT	-	-
6 Commercial Street	Basement	Ancillary (restricted access)	-	(-)	VACANT	-	-
Part First and Second Floors	Part First/Second	Former Offices/Ancillary	774.07	(8,332)	VACANT	-	-
Total			1,560.65	(16,798)			£21,800

(1) www.pontypool-vape-shop.business.site/

(2) Phillips Opticians have been established since 1922 and currently trade from over six practices throughout South Wales, employing over 25 staff (www.phillipsopticians.co.uk). The property was originally let in August 1994 and the lease was then extended to expire in March 2022. The tenant is currently holding over.

(3) Jayne's Baby Bank and Food Bank has three charity shops in South Wales.

(4) The tenant at 1 Crane Street has recently verbally expressed interest to the landlord in renewing their lease, as well as taking a new lease at 2 Commercial Street.

Lot 30, 1, 3 & 5 Crane Street &, 2, 2a, 4, 4a & 6 Commercial Street, Pontypool, NP4 6JJ

For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)



Substantial Freehold Retail/Commercial Parade with Development Potential

www.acuitus.co.uk

Lot 30, 1, 3 & 5 Crane Street &, 2, 2a, 4, 4a & 6 Commercial Street, Pontypool, NP4 6JJ

For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)



Substantial Freehold Retail/Commercial Parade with Development Potential

www.acuitus.co.uk

Lot 30, 1, 3 & 5 Crane Street &, 2, 2a, 4, 4a & 6 Commercial Street, Pontypool, NP4 6JJ

For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)



Substantial Freehold Retail/Commercial Parade with Development Potential

www.acuitus.co.uk

Lot 30, 1, 3 & 5 Crane Street &, 2, 2a, 4, 4a & 6 Commercial Street, Pontypool, NP4 6JJ

For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)



Substantial Freehold Retail/Commercial Parade with Development Potential

www.acutus.co.uk

Lot 30, 1, 3 & 5 Crane Street &, 2, 2a, 4, 4a & 6 Commercial Street, Pontypool, NP4 6JJ

For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)

Contacts

Acuitus

David Margolis
+44 (0)20 7034 4862
+44 (0)7930 484 440
david.margolis@acuitus.co.uk

Henry John
+44 (0)20 7034 4860
+44 (0)7876 884 320
henry.john@acuitus.co.uk

Seller's Solicitors

BBS Law
9th Floor, City Tower,, 40 Basinghall St
London
EC2V 5DE

Avi Barr
0204 505 8081
abarr@bbslaw.co.uk

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.
September 2020