



Tenure

Freehold and in respect of basement space under the neighbouring property, a lease for a term of 125 years from 21st March 1998 (thus having 105 years unexpired) at a peppercorn rent.

Location

Pontypool is located in the district of Torfaen and has a population of some 36,000. Road communications are good, the town being located on the A4042, which provides direct dual carriageway access to the M4 at Junction 25A, 9 miles to the south.

The property is situated within the pedestrianised town centre, on the east side of George Street, close to the junction with Osborne Road. The property is well located being adjacent to Boots, while other occupiers close by include Iceland, Specsavers, Card Factory, Greggs and New Look, amongst others.

Description

The property is arranged on basement, ground and one upper floor. Poundstretcher occupies the ground floor of the majority of the property and the basement. They primarily use the ground floor for sales and the basement for storage and loading. The remainder comprises part ground floor together with the entire first and second

floors totalling some 1,233.10 sq m (13,276 sq ft) and is offered vacant. There are separate lifts and stair cores at either end of the building, each benefitting from a goods lift in addition to staff, office and toilet facilities. At the rear of the property is a delivery loading bay and staff car parking area. The property also includes the basement space under the neighbouring property.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allstop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 242 Pontypool**.

Pontypool

**6/14 George Street
Gwent
NP4 6LR**

- Freehold and Part Leasehold Shop Investment with Part Offered Vacant
- Majority let to Poundstretcher Limited
- Pedestrianised town centre location
- Current Gross Rent Reserved

£105,000 pa
1,233.10 sq m
(13,276 sq ft) vacant

**SIX WEEK COMPLETION
AVAILABLE**



Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Poundstretcher Limited (1)	Ground Floor 863.30 sq m (9,293 sq ft) Basement 821.70 sq m (8,845 sq ft) Total 1,685.00 sq m (18,138 sq ft)	From and including 23.07.2013 to and including 09.01.2021 Rent review 10.06.2016. Effectively FR & I	£105,000 p.a.	Reversion 2021
Vacant	Ground Floor 69.50 sq m (750 sq ft) First Floor 920.70 sq m (9,911 sq ft) Second Floor 242.90 sq m (2,615 sq ft) Total 1,233.10 sq m (13,276 sq ft)			
Overall Total		2,918.10 sq m (31,414 sq ft)	Total £105,000 p.a.	

(1) Website Address: www.poundstretcher.co.uk
For the year ended 31st March 2017, Poundstretcher reported a turnover of £397.380m, a pre-tax profit of £2.730m, shareholders' funds of £19.911m and a net worth of £19.911m. (Source: Experian 17.09.2018.)
NB. Not inspected by Allstop. Areas provided by the Vendor

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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