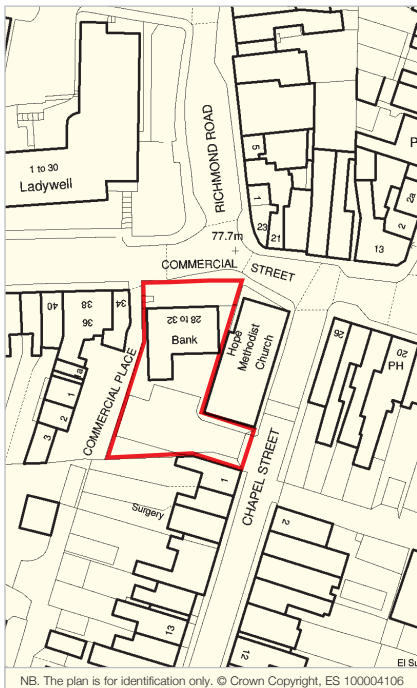


## Cwmbran 28-32 Commercial Street Pontnewydd Torfaen NP44 1AE

- **Freehold Funeral Parlour and Residential Investment**
- Comprising a funeral parlour and two recently refurbished flats
- Funeral parlour let to Funeral Services Limited (t/a Co-operative Funeralcare) until 2027 (2)
- Includes parking to rear
- Funeral parlour Rent Review 2022
- Total Current Rents Reserved  
**£37,000 pa**



**Tenure**  
Freehold.

**Location**  
Cwmbran, with a population of some 48,000, is a new town and an important commercial centre located some 5 miles north of Newport and 15 miles north-east of Cardiff. Communications are excellent, with the M4 Motorway (Junction 26) situated 5 miles to the south via the A4042. The property is located in a mixed use area on the south side of Commercial Street, opposite its junction with Richmond Road. Occupiers close by include Ladbrokes, Premier convenience store and Lloyds Pharmacy, amongst others.

### Description

This detached property is arranged on ground and one upper floor to provide a ground floor funeral parlour with two recently refurbished flats above, access to which is via the front of the property. Externally, the property benefits from secure parking to the rear, accessed via Chapel Street.

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

### Energy Performance Certificate

Funeral Parlour – EPC Rating 72 Band C (Copy available on website).  
Flats 1 and 2 – EPC Ratings 69 Band C (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Funeral Services Ltd (1) (t/a Co-op Funeralcare)	Gross Frontage 14.65 m (48' 1") Built Depth 13.00 m (42' 8") Ground Floor 105.90 sq m (1,140 sq ft) 3 Car Parking Spaces	10 years from 27.03.2017 Rent review every 5th year Tenant option to determine at 5th year of the term (2) FR & I	£25,000 p.a.	Rent Review 2022
Flat 1	Individual(s)	First Floor – Two Rooms, Kitchen, Bathroom (3) 1 Car Parking Space	6 month Assured Shorthold Tenancy from 02.12.2017	£5,700 p.a.	Reversion 2018
Flat 2	Individual(s)	First Floor – Three Rooms, Kitchen, Bathroom (3) 1 Car Parking Space	6 month Assured Shorthold Tenancy from 02.12.2017	£6,300 p.a.	Reversion 2018

(1) No. of Branches: 1,000. Website Address: [www.co-operativefuneralcare.co.uk](http://www.co-operativefuneralcare.co.uk) Funeral Services Limited are a wholly owned subsidiary of The Co-operative Group Limited.  
(3) Not inspected by Allstop. Accommodation details provided by Vendor.

**Total £37,000 p.a.**

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

**Seller's Solicitor** J Pryce Esq, McTaggart Solicitors. Tel: 029 2023 4090 e-mail: [jonathanp@mctlaw.co.uk](mailto:jonathanp@mctlaw.co.uk)