

**25 CLARENCE STREET  
PONTYPOOL  
MONMOUTHSHIRE.  
NP4 6LG**

**1,000 Monthly \***



- Hallway
- Ground floor 3 offices
- Good size basement area mainly used for storage
- Toilet
- Kitchen
- first floor 2 offices
- Kitchenette
- Toilet

**Ref: PRC10523**

**Viewing Instructions: Strictly By Appointment Only**



## General Description

Commercial premises. Flexible commercial premises formally used has offices, multiple uses for different businesses. front & rear access fronting onto Clarence Street with large shop window frontage, professionally fitted, rewired & central heating. Flexible lease terms available Viewing is recommended. Cat 6 network throughout, fibre optic broadband available and the landlord can supply it at a cost.

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## Accommodation

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### Introduction

We are pleased to offer TO LET this spacious commercial building with large ground floor space with nice glass panelled door connecting with the other offices, large double glazed shop window frontage with hallway from front, stairs to first floor landing with two further office space and basement area mainly for storage.

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### Entrance

Via double glazed front door :-

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### Entrance Hall

Alarm panels, security lighting, CC TV installations throughout the building.  
New electric installations, new boiler & central heating providing hot water & central heating in fitted 2013.

The property has been renovated throughout with new decoration. Stairs to first floor landing, door to rear office and lower basement storage. Door to ground floor shower room and office.

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### Basement

LOWER GROUND FLOOR BASEMENT.  
Ideal storage facilities with two rooms.  
Storage room, coms room, cc TV, power, lighting, server, central heating radiator, access to shower room and toilet facilities.

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### Ground Floor

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#### Office

FRONT OFFICE  
measurement 18 m sq  
Newly installed with cc TV and emergency lighting, large shop front window display.

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#### Office

REAR GROUND FLOOR OFFICE  
measurement 30m sq  
Suspended ceiling, lighting, fire and security alarms, emergency lighting. Central heating radiator. Alarm key pad, upvc double glazed door to rear. Upvc double glazed window to rear.  
Door off to:-

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## Office

REAR OFFICE  
Measurement 16m sq

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## Kitchen

Fitted with wall and base units, work surfaces, storage, stainless steel sink with mixer tap.

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## Toilet

Pedestal wash hand basin , low level WC, extractor fan & obscured window to side.

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## First Floor

### Office

REAR OFFICE  
Measurement 29m sq  
Two upvc double glazed window, obscured upvc double glazed door leading to rear and access to car park. CC TV cameras and central heating radiator.

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### Office

FRONT OFFICE  
Measurement 23m sq  
two double glazed windows to front, central heating radiator, access to loft space, lighting, power etc..

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## Toilet

## Kitchenette

## Services

Mains electricity, mains water, mains drainage, mains gas  
EPC Rating:149

## Council Tax

Band Not Specified

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## Directions

The property is located in the heart of Pontypool town centre.

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All room sizes are approximate. Electrical installations, central heating & plumbing & draining installations are noted in particulars on the basis of a visual inspection only. They have not been tested & no warranty of condition or fitness is implied by their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the structure of any appliances, installation or any element of the structure or fabric of the property. Messrs Davis and Sons for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) The particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors and do not constitute part of an offer or contract (ii) All descriptions, dimensions, reference to condition and necessary

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