



11 OSBORNE ROAD

Pontypool, NP4 6NN

 DAVID JAMES

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A commercial investment opportunity with ground floor commercial unit with retail use, first floor flat with potential for further second floor accommodation, rear courtyard set in a prominent position within Pontypool.

- Investment Opportunity
- Ground Floor Retail Unit
- First Floor Residential Flat
- Town Centre Location
- High Street Frontage

FOR SALE BY PRIVATE TREATY

OIEO £99,500

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DESCRIPTION

An opportunity to purchase a mixed-use investment property within the heart of Pontypool. The property provides a ground floor retail unit of approximately 420ft² with high street frontage, a utility and w/c with access to the courtyard. To the first floor is a residential flat which is accessed via the shop front, with the accommodation providing a fully fitted kitchen, open plan lounge with vaulted ceiling, 2 bedrooms and a bathroom. The bedrooms and bathroom are located above the property known as 9 Osborne Road. To the second floor there is a loft conversion which could accommodate a further bedroom.

SITUATION

The property is situated on the main High Street of Pontypool, Located within 2 miles of the A4042 Usk Road, the property provides easy access to the M4 motorway which is 9 miles distant and offers links to Newport, Cardiff & Bristol.

OUTSIDE

Externally, the property benefits from a pedestrian side access off Osborne Road, leading to a courtyard to the rear of the property.

TENURE

Freehold with vacant possession. We understand an area of flying freehold is included and interested parties are advised to make their own investigations in this regard.

PLANNING

Planning permission was granted on 18th February 2003 under planning reference 02/P/07397 for "offices to incorporate training facilities". We understand that this planning consent was never implemented and the first and second floor are currently used as a residential flat and are subsequently registered for council tax under reference I701047920113.

BUSINESS RATES & COUNCIL TAX

Current Rateable Value – £3,869
Flat 1 – Council Tax Band B

RIGHTS OF WAY & EASEMENTS

The property is sold with any rights, easements or incidents of tenure which affect it.

LOCAL AUTHORITY

Torfaen County Borough Council. Tel: 01495 762200

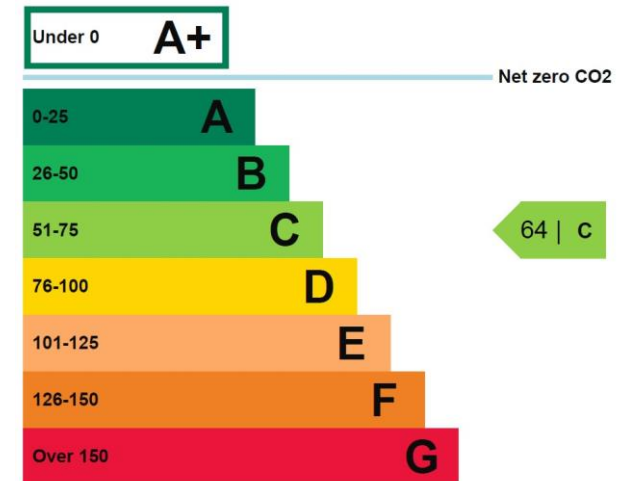
SERVICES

The property benefits from mains water, drainage and electricity with electric heating to the residential flat.

EPC Rating - C

VIEWING

Strictly by appointment with the Agents: David James, tel 01633 880220



Ref: 6515

Date: August 2022

PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.





Total area: approx. 160.5 sq. metres (1727.3 sq. feet)

This plan is for general guidance only.
Plan produced using PlanUp.

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