

Lot 28, 8-14 Crane Street, Pontypool, Monmouthshire NP4 6LY

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)



Freehold Retail Parade Investment

www.acuitus.co.uk

Lot 28, 8-14 Crane Street, Pontypool, Monmouthshire NP4 6LY

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)



Property Information

Freehold Retail Parade Investment

- Unbroken retail parade of 3 extensive shops
- Total approx. floor area of 3,198 sq. m. (34,427 sq. ft.)
- Immediate asset management opportunities
- Units capable of further subdivision
- Site area of 0.62 ha (1.54 acres)
- Prominent pedestrianised town centre location
- Nearby occupiers include Tesco Superstore, Iceland, Greggs, Poundstretcher, Phillips Opticians and Salvation Army

Lot

28

Auction

11th December 2025

Rent

£40,000 per Annum Exclusive
Plus 26,251 sq. ft. Vacant Retail Accommodation

Sector

High Street Retail, Development

Status

Available

Auction Venue

Live Streamed Auction

Location

Miles

9 miles north of Newport, 20 miles north-east of Cardiff

Roads

A4042, A40, A449, M4 (Junctions 25A & 26)

Rail

Pontypool & New Inn Railway Station

Air

Cardiff Airport

Situation

The property is prominently situated on the west side of Crane Street, close to its junction with the pedestrianised George Street in Pontypool town centre. Nearby occupiers include Tesco Superstore, Iceland Supermarket, Greggs, Poundstretcher, Phillips Opticians and Salvation Army.

Tenure

Freehold.

Description

The property comprises a modern retail parade arranged over ground and first floors, forming 3 self-contained units, although capable of further subdivision. Each unit benefits from rear loading access via the extensive service yard, with parking located to the rear.

VAT

VAT is applicable to this lot.

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 28, 8-14 Crane Street, Pontypool, Monmouthshire NP4 6LY

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)



Tenancy & Accommodation

Unit	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
8	Ground First	Retail Ancillary	528.71 230.86	(5,691) (2,485)	PEACOCKS STORES PROPERTIES LTD (1)	5 years from 26/08/2021	£32,500
10-12	Ground First	Retail Ancillary	1,432.01 179.40	(15,414) (1,931)	VACANT	-	-
14	Ground First	Retail Ancillary	413.70 413.70	(4,453) (4,453)	VACANT	-	-
Right of way	-	-	-	-	WAFASSETS LTD	10 years from 28/10/2016	£7,500
Total			3,198.38	(34,427)			£40,000

(1) Peacocks was founded in 1884 and now trades from over 300 stores across the UK. (www.peacocks.co.uk 19/11/2025)

Lot 28, 8-14 Crane Street, Pontypool, Monmouthshire NP4 6LY

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)



**Lot 28, 8-14 Crane Street, Pontypool,
Monmouthshire NP4 6LY**

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)



**Lot 28, 8-14 Crane Street, Pontypool,
Monmouthshire NP4 6LY**

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)



**Lot 28, 8-14 Crane Street, Pontypool,
Monmouthshire NP4 6LY**

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)



**Lot 28, 8-14 Crane Street, Pontypool,
Monmouthshire NP4 6LY**

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)





Lot 28, 8-14 Crane Street, Pontypool, Monmouthshire NP4 6LY

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)



Contacts

Acuitus

Jon Skerry
+44 (0)20 7034 4863
+44 (0)7736 300 594
jon.skerry@acuitus.co.uk

Alexander Auterac
+44 (0)20 7034 4859
+44 (0)7713 135 034
alexander.auterac@acuitus.co.uk

Seller's Solicitors

DMH Stallard LLP
Wonersh House, The Guildway, Old Portsmouth Road
Guildford
GU3 1LR

Michelle Broscombe
01483 467 414
michelle.broscombe@dmhstallard.com

Associate Auctioneers

Emanuel Jones
6 Ty Nant Court Morganstown
Cardiff
CF15 8LW

David Williams
02920 820 442
07980 832 593
david@emanuel-jones.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.
2024