

FREEHOLD



Commercial

# PORTLAND BUILDINGS, COMMERCIAL STREET, PONTYPOOL, NP4

## £350,000

FEATURES



**HarveyBowes**  
REAL ESTATE

# Null Bedroom Commercial located in Pontypool

Exciting Opportunity for Commercial to Residential Conversion - Prime Corner Plot!

Harvey Bowes are pleased to present an exceptional opportunity to acquire a prominent commercial building with approved planning permission for conversion into residential units. The owners have instructed us to invite interested parties to make enquiries and submit offers, taking into account that planning permission has been granted in January 2025. Flexible purchase options are available.

Currently, the building features a sought-after corner plot with retail space (A1/A2) on the ground floor and office accommodation on the upper levels. The proposed plans retain part of the ground floor for retail use, while the rear will house a bin and bike store. The upper floors will be transformed into three self-contained flats, offering excellent potential for investors or developers.

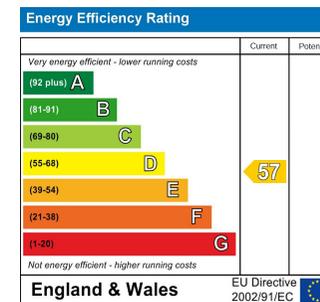
This is a rare opportunity to secure a prime location with approved planning permission. An option agreement is available with the seller. Don't miss out-contact Harvey Bowes today to learn more!

Call us on

**01633 740990**

**Council Tax Band**

**E**



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

