



36-38, Esplanade Avenue
Porthcawl, CF36 3YU

Watts
& Morgan

36-38 Esplanade Avenue

Porthcawl CF36 3YU

£395,000 Freehold

10 Bedrooms | null Bathrooms | null Reception Rooms

- Immediately available For Sale Freehold tenure a former licenced hotel and premises providing substantial accommodation over 3 floors.
 - Situated in a popular residential location just off Porthcawl Seafront and close to Porthcawl Town Centre.
 - Immediately available For Sale Freehold tenure at an asking price of £395,000.
-

Directions

Your local office: **Bridgend**

T 01656 644288 (1)

E bridgend@wattsandmorgan.co.uk



Summary of Accommodation

Location

Situated in a prominent and convenient location fronting Esplanade Avenue close to Esplanade, the seafront and Porthcawl Town Centre.

The property is situated in a predominately residential area albeit with a number of guest houses and small boutique hotels located within close proximity.

The seaside resort town of Porthcawl has the benefit of a large resident population and benefits from an influx of day trippers and holiday makers particularly on weekends and peak holiday periods.

Porthcawl lies 7 miles west of Bridgend and approximately 3 miles south of Junction 37 (Pyle Interchange) of the M4 Motorway.

Description

The property essentially comprises a pair of 3-storey villa style residential properties of charm and character albeit in recent years occupied as a whole and for use as a licensed hotel and premises.

The property offers potential for ongoing hotel and hospitality use or alternately for conversion to 2 separate 5/6 bedroom dwelling houses or potentially a number of apartments subject to the obtaining of the usual planning permissions.

The property is currently configured so as to provide on ground floor for a double-bay fronted lounge and bar, function room, kitchen and prep area and on first and second floor approximately 10 former hotel bedrooms with ancillary accommodation.

Externally, to the front of the property is a small forecourt area and to the rear a small courtyard/beer garden area.

The property is considered to be in poor condition with some structural wants of repair so requires then comprehensive renovation and refurbishment.

All mains services are connected.

Tenure

The property is to be sold Freehold tenure.

Asking Price

£395,000


EPC

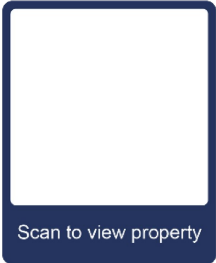
Energy Rating - Band D

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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