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5, Well Street
Porthcawl, CF36 3BE

Watts
& Morgan

5 Well Street

Porthcawl CF36 3BE

£345,000 Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

- Immediately available For Sale a ground floor retail/business unit with two-storey living accommodation above located within a highly sought after retail location within Porthcawl Town Centre.
- The property briefly comprises of a well presented ground floor retail/business unit considered suitable for a variety of commercial uses together with very well presented first and second floor living accommodation over.
- Immediately available For Sale Freehold tenure and with full vacant possession at an asking price of £355,000

Directions

Your local office: Bridgend

T 01656 644288 (1)

E bridgend@wattsandmorgan.co.uk





Summary of Accommodation

LOCATION

The property is very well situated fronting Well Street within Porthcawl Town Centre. Well Street is considered to be a good secondary retailing location located just off John Street, Porthcawl's prime retail pitch located just to the rear of Porthcawl's Esplanade.

Porthcawl is a vibrant town centre enjoying the benefits of a large resident population, holiday makers during the usual holiday seasons and day trippers particularly on weekends.

DESCRIPTION

The property briefly comprises of a 2 storey mid-terrace traditionally built shop and premises that has the benefit of an attractive period shop front.

ACCOMMODATION

The property has the benefit of all mains services connected and briefly provides the following accommodation: -

Ground floor

Retail sales 33.3 sq.m (359sq.ft) Net Internal Area

Ancillary 15.4sq.m (165sq.ft)

WC

First and Second floor living accommodation accessed from a rear courtyard via external metal staircase.

First floor

Modern fitted kitchen measuring 3.3m x 3.6m

Inner hallway

Lounge – An attractive room measuring 4.94m x 3.48m with two windows onto Well Street

Family bathroom – 3 piece suite in white with mixer shower over.

Master bedroom – A large master bedroom measuring 6.59m x 3.25m

Second Floor

Attic/bedroom two – 3.58m x 4.11m

TERMS

The property is available For Sale Freehold tenure and with full vacant possession.

RATES

The ground floor retail unit has a rateable value of £7,200 for 2022/23 so the occupier tenant should benefit from significant Small Business Rates Relief.


VAT

All figures quoted are exclusive of VAT if applicable.

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



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