

Watts & Morgan

TO LET



£18,000 Per Annum

Prime Retail Lock-Up Shop & Premises, 46 John Street, Porthcawl, CF36 3BD

- Immediately available To Let a Prime Retail/Business Unit providing approximately 58.9sq.m (634sq.ft) Net Internal Area of retail sales together with approximately 5.46sq.m (59sq.ft) of ground floor ancillary
- Situated in a prime retailing location fronting John Street, Porthcawl with occupiers in close proximity including Superdrug, Holland & Barrett and Greggs
- Immediately available To Let under terms of a new Full Repairing and Insuring Lease for a term of years to be agreed at an asking rental of £18,000 per annum exclusive

Location

The property is situated in a prime retailing location fronting John Street Porthcawl's pedestrianised and prime retail thoroughfare. The seaside resort town of Porthcawl has the benefit of a large resident population and an influx of day trippers and holidaymakers particularly in prime holiday season.

The property is situated in a prime retailing location opposite Superdrug, Holland & Barrett and Greggs and with other occupiers in close proximity including Jenkins the Bakers, Age Cymru and Ty Hafan.

Porthcawl lies approximately 3 miles south of Junction 37 (Pyle Interchange) of the M4 Motorway. Cardiff lies approximately 25 miles to the east and Swansea 15 miles to the west.

Description

The property briefly comprises of a ground floor lock-up shop and premises that has the benefit of a double shop front with security shutter.

The property is well configured and provides the following accommodation:-

Retail Sales – 58.9sq.m (634sq.ft) NIA

Retail Sales ITZA – 45.96sq.m (495sq.ft)

Ground Floor Ancillary – 5.46sq.m (59sq.ft)

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Tenure

The property is immediately available To Let under terms of a new Lease on an effective Full Repairing and Insuring basis for a term of years to be agreed.

Rental

£18,000 per annum exclusive

Business Rates

The Valuation Office Agency website advises a rateable value of £15,750 effective from 1st April 2026. Rates payable 2026/27 then of approximately £5,512 based on a retail multiplier of 0.350

EPC

Energy Rating Band D

Legal Costs

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

VAT

All figures quoted are exclusive of VAT if applicable.

Viewing

Strictly by appointment only through sole letting agents:

Messrs Watts & Morgan LLP

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