

Watts & Morgan

FOR SALE



Asking Price £295,000

Of Interest to Investors/Developers/Builders

45 John Street Porthcawl CF36 3BD

- Immediately available "For Sale" a substantial 3-storey town centre shop and premises briefly comprising of fully let ground floor retail unit with substantial upper parts offering up obvious potential for conversion to apartments.
- Ground floor retail unit provides approximately 99.3sq.m (1068sq.ft) Net Internal Area of Accommodation and is let under terms of a secure Lease expiring on 09/10/26 at a rental of £15,000 p.a
- First and second floor former living accommodation has the benefit of access from both front and rear elevations and offers up obvious renovation and refurbishment potential.
- Situated in a prime retail location fronting John Street within Porthcawl Town Centre.
- Immediately available "For Sale" for an asking price of £295,000.

Location

The property is situated in a highly prominent location fronting John Street, Porthcawl's prime retail throughfare.

The seaside resort town of Porthcawl has the benefit of a large resident population and an influx of day trippers and holiday makers.

Porthcawl lies approximately 3 miles from Junction 37 (Pyle Interchange) of the M4 Motorway with Cardiff lying approximately 25 miles to the East and Swansea 15 miles to the West.

Description

The property briefly comprises a prominent 3-storey town centre shop and premises briefly comprising of ground floor retail unit with separate access to vacant first and second floor accommodation.

The ground floor property is well configured providing the following accommodation: -

Front Sales Area - 43.5 sq.m (469 sq.ft) NIA
Rear Retail Area - 32.5 sq.m (350 sq.ft) NIA
Total Retail Sales - 76sq.m (819sq.ft)
Ground Floor Storage/Ancillary - 23.3 sq.m (251 sq.ft)

Vacant first and second floor accommodation has previously been occupied for residential use and having the benefit of separate pedestrian access from both front and rear elevations offers up obvious potential for residential conversion to either one to two apartments subject to any necessary planning permission and renovation and refurbishment.

The first floor space has access directly off John Street and provides approximately 76 sq.m (818 sq.ft) Net Internal Area of Accommodation.

The second floor space has rear access from a metal external staircase and provides approximately 48 sq.m (515 sq.ft) Net Internal Area of Accommodation.

Tenure

The ground floor of the property is Let under terms of a secure Lease dated 10/10/2022 for a term of 4 years on FRI terms at a current rental of £15,000 per annum exclusive.

The first and second floors are available with full vacant possession.

Sale Price

£295,000

EPC

Pending

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.

Anti Money Laundering

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

Viewing

Strictly by appointment only through sole selling agents:

Messrs Watts & Morgan LLP

Tel: (01656) 644288

Email: commercial@wattsandmorgan.co.uk

Please ask for

Dyfed Miles or Matthew Ashman



Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.co.uk

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.co.uk

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.co.uk

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