

Watts & Morgan

TO LET



£8,500 Per Annum

**Ground Floor Lock-up Retail/Business Premises, 92
Nolton Street, Bridgend, CF31 3BP**

Immediately available To Let on flexible lease terms a self-contained lock-up retail/business unit providing approximately 43sq.m (464sq.ft) NIA

Situated in a prominent and convenient location fronting Nolton Street, Bridgend Town Centre

Available To Let under terms of a new lease on flexible terms at an asking rental of £8,500 per annum exclusive.

Location

The property is situated in a prominent and convenient location fronting Nolton Street within Bridgend Town Centre.

Bridgend is the administrative and retail centre serving Bridgend County Borough with the town attracting a number of multiple retailers and High Street Banks.

Bridgend lies approximately 3 miles from both Junctions 35 and 36 of the M4 Motorway.

Description

The property briefly comprises of a ground floor lock-up retail/showroom premises suitable for a variety of retail or office type uses subject to the obtaining of any necessary planning consents.

Tenure

The property is immediately available To Let under terms of a new lease for a term of years to be agreed on a Tenant Internal Repairing and Insuring only basis.

Rental

£8,500 per annum exclusive

Business Rates

The Valuation Office Agency website advises a ratable value of £4,300 from the 1st of April 2026 so ingoing tenants should benefit from small business rates relief

EPC

Energy Rating - Band D

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 letting agents:

Messrs Watts & Morgan LLP

Tel: (01656) 644288

Email: commercial@wattsandmorgan.co.uk

Please ask for

Dyfed Miles or Matthew Ashman



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