

Watts & Morgan

TO LET



£200 Per Month

Room To Let, Billy Macks Hair Salon, 37 Market Street
Bridgend CF31 1LJ

- Immediately available To Let self-contained room as part of an established town centre hair saloon.
- Located at the top of Market Street in Bridgend town centre.
- Immediately available To Let under terms of an “easy in easy out” Tenancy Agreement

Location

The property is situated in a prominent location within Bridgend Town Centre with the property having the benefit of display frontages on to both Wyndham Street and Market Street.

Bridgend is the principal retail and administrative centre serving Bridgend County Borough with the town attracting a number of multiple retailers and the usual high street banks.

Description

A ground floor self contained room at the back of a busy hair salon providing approximately 6.6sqm (71 sq.ft)

Tenure

The room is immediately available To Let on an "easy in easy out" basis under terms of A Landlords In-House Tenancy Agreement. Further details on application.

Rental

The room is made available on an "All Inclusive" basis save as to Business Rates and BT/IT.
The space is available for £200.00 per calendar month.

EPC

Energy Rating - Band E

VAT

No VAT payable on rent.

Legal Costs

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

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

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Please ask for

Dyfed Miles or Matthew Ashman



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