

# Watts & Morgan

FOR SALE



## Asking Price £295,000

Former Surgery and Premises, Llangewydd Road, Cefn Glas, Bridgend CF31 4XX

- Immediately available For Sale a Former GP's Surgery and Premises considered suitable for a variety of commercial uses subject to the obtaining of any necessary change of use planning permission
- Modern detached building set within a self-contained plot with generous car parking and providing for approximately 187.5sq.m (2017sq.ft) Net Internal Area of Accommodation
- Immediately available For Sale freehold tenure and with full vacant possession from April 2026 at an asking price of £295,000

### Location

The property fronts Llangewydd Road within the residential area of Cefn Glas conveniently located just 1½ miles or so west of Bridgend Town Centre via Park Street and Heol Y Nant.

The property is situated in a largely residential area albeit opposite Westward Community Centre and adjacent to a 4 Unit Neighbourhood Retail Parade anchored by a Spar Convenience Store.

### Description

The property briefly comprises a detached purpose built Surgery & Premises set within a self-contained plot that is landscaped and has the benefit of a tarmac surfaced car park immediately adjoining.

The single storey property is built to a modern design and specification with brick and blockwork elevations under a tile pitched roof. The property features uPVC double glazed windows the majority of which have security shutters.

Internally, the property provides for a range of consulting rooms around a large open plan general office and admin area.

The property provides in total approximately 187.5sq.m (2017sq.ft) Net Internal Area of Accommodation.

The property has the benefit of all mains services connected.

### Planning Status

The property is purpose built as a Surgery & Premises a use falling within Use Class D1 of the Town & Country Planning Use Classes Order 1987. The property is ideally suited then for any use falling within Use Class D1 which includes for Clinics, Health Centres, Creche's, Day Nurseries, Day Centres, Educational and Place of Worship use. The property is also considered suitable for a variety of alternate uses subject to the obtaining of any necessary change of use planning permission.

### Tenure

The property is to be sold freehold tenure and with full vacant possession from April 2026.

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### EPC

Pending

### Business Rates

The Valuation Office Agency website advises a rateable value of £6,800 effective from 1st April 2026. Occupier then should benefit from significant small business rates relief.

### 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

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Please ask for

Dyfed Miles or Matthew Ashman



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