

Watts & Morgan

TO LET



£11,100 Per Annum

Well Presented Lock-Up Showroom/Business Unit, 28
New Road, Porthcawl, Bridgend County Borough CF36
5DG

- Immediately available To Let a well presented end of terrace ground floor showroom/business unit conveniently located fronting New Road on the outskirts of Porthcawl Town Centre
- Considered suitable for a variety of retail/showroom/business uses and providing approximately 38.4sq.m (413sq.ft) Net Internal Area of Showroom/Business space together with a further 10.5sq.m (113sq.ft) Net Internal Area of Office/Ancillary space
- 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 at an asking rental of £11,100 per annum exclusive

Location

The property is situated in a prominent location fronting New Road on the outskirts of Porthcawl Town Centre. The property is located in an area of mixed commercial and residential occupiers and is considered to be in a convenient "edge of town" location with on-street car parking.

The seaside resort town of Porthcawl has a large resident population and has an influx of holiday makers and day trippers, particularly over weekends and holiday periods.

Porthcawl lies approximately 3 miles from 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 a ground floor lock-up showroom/business unit considered suitable for a variety of commercial uses subject to the obtaining of any necessary change of use planning permission.

The property is considered to be well configured having the benefit of an open plan showroom/office space providing approximately 38.4sq.m (413sq.ft) Net Internal Area of accommodation. To the rear is a single office/ storage space providing a further 10.5sq.m (113sq.ft) Net Internal Area of accommodation together with a rear WC.

The property is well presented and has the benefit of a uPVC double glazed shop front and entrance door opening out onto an attractive paved entrance forecourt bounded by dwarf wall and railings.

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

Asking Rental £11,100 per annum exclusive.

Business Rates

The Valuation Office Agency website advises a rateable value of £7,100 so approximate rates payable for 2026/27 are £466.63 per annum.

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.

EPC

Energy Rating - Band D

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

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Please ask for

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