

# Watts & Morgan

TO LET



## £9,500 Per Annum

### 1 Station Hill, Bridgend, CF31 1EA

- Immediately available To Let a town centre office/showroom premises briefly comprising of Ground Floor Showroom/Office with First Floor Office accommodation above
- Considered suitable for a variety of retail/commercial/business uses subject to the obtaining of any necessary change of use planning permission
- Immediately available To Let under terms of a new IRI only lease for a term of years to be agreed at an asking rental of £9,500 per annum exclusive

### Location

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

Bridgend is the administrative and retail centre serving Bridgend County Borough with the subject property located adjacent to the town centre and just a minute or so walk from Bridgend's mainline railway station.

### Description

The property briefly comprises of a two-storey office/showroom premises briefly comprising a Ground Floor Showroom/Office Space together with Cellular First Floor Office space above.

The property briefly provides the following accommodation:-

#### Ground Floor:

Office/Showroom Space – 28.09sq.m (302sq.ft)

Rear Office Space – 19.55sq.m (210sq.ft)

#### First Floor:

Cellular Office Space – 52.5sq.m (565sq.ft)

Total Accommodation - 100.14sq.m (1078 sq.ft) Net Internal Area

Separate male and female WC's

### Tenure

The property is immediately available To Let under terms of a new lease for a term of years to be agreed on tenant Internal Repairing and Insuring terms at an asking rental of £9,500 per annum exclusive.

### Business Rates

The valuation office agency website advises a rateable value of £8,200 so ingoing tenant should benefit from significant Small Business Rates Relief. All enquiries to Bridgend County Borough Council Rates Department.

### Legal Costs

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

### VAT

No VAT payable on rent.

### 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](mailto:commercial@wattsandmorgan.co.uk)

Please ask for

Dyfed Miles or Matthew Ashman



### Bridgend

T 01656 644 288

E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

### Cowbridge

T 01446 773 500

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### Penarth

T 029 2071 2266

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