Watts & Morgan

FOR SALE



Asking Price £495,000

Former Surgery and Premises, Merthyr Mawr Road Bridgend, CF31 3NW

• Available For Sale a purpose built surgery and premises providing approximately 338sq.m (3631sq.ft) Net Internal Area of accommodation set within a self-contained site with 14 car parking space

• Existing D1 Planning Consent but offering up potential for a variety of uses including alternate healthcare or surgery use, business centre, creche and day nursery, community use, health & beauty use, subject to the obtaining of any necessary change of use planning consent

• Situated in a convenient and highly prominent “edge of town” location on the corner of Merthyr Mawr Road and Langenau Strasse

• Sale Price: £495,000

Location
The property is situated in a convenient and highly prominent location on the corner of Merthyr Mawr Road and the A473 dual carriageway (Langenau Strasse) just south of Bridgend town centre.

The property is considered to be in a convenient “edge of town” location within an easy 2 minutes or so walk of the town centre but at the same time enjoying an accessible “edge of town” location with onsite car parking.

Bridgend is the administrative and commercial centre for Bridgend County Borough with the town enjoying excellent road and rail links with Cardiff lying approximately 23 miles to the east and Swansea 20 miles to the west.

Description
The property briefly comprises of a purpose built two storey doctors surgery and premises that is currently configured so as to provide for consulting rooms on ground floor with office space above.

The property is built to a traditional standard of construction with masonry elevations under a tiled pitched roof. Whilst the property is purpose built as a GP’s surgery the property is considered suitable for a variety of alternate commercial uses subject to the obtaining of any necessary change of use planning consent.

The property briefly provides the following accommodation:-

Ground Floor: 185sq.m (1989sq.ft) Net Internal Area of accommodation laid out as a combination of consulting rooms, admin office, customer waiting areas together with separate male and female WC’s.

First Floor: open plan office space providing approximately 153sq.m (1642sq.ft) Net Internal Area (NB restricted headroom in part).

The property has vehicular and pedestrian access off Merthyr Mawr Road and has the significant benefit of a 14 space tarmacadam surfaced car park to the front elevation and small enclosed garden area and courtyard to the rear.

Tenure
The property is to be sold freehold tenure and with full vacant possession.

Timescale
The property is available For Sale due to relocation and vacant possession is anticipated February 2026.

Sale Price
£495,000

Whilst subject to contract/survey only offers would be preferred conditional offers made on a subject to planning basis may also be considered.

EPC
Energy Rating – Band B

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
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