

# Watts & Morgan

TO LET



**£18,000 Per Annum**

**Prime Retail Lock-Up Shop & Premises, 46 John Street, Porthcawl, CF36 3BD**

- Immediately available To Let a Prime Retail/Business Unit providing approximately 58.9sq.m (634sq.ft) Net Internal Area of retail sales together with approximately 5.46sq.m (59sq.ft) of ground floor ancillary
- Situated in a prime retailing location fronting John Street, Porthcawl with occupiers in close proximity including Superdrug, Holland & Barrett and Greggs
- Immediately available To Let under terms of a new Full Repairing and Insuring Lease for a term of years to be agreed at an asking rental of £18,000 per annum exclusive

### Location

The property is situated in a prime retailing location fronting John Street Porthcawl's pedestrianised and prime retail thoroughfare. The seaside resort town of Porthcawl has the benefit of a large resident population and an influx of day trippers and holidaymakers particularly in prime holiday season.

The property is situated in a prime retailing location opposite Superdrug, Holland & Barrett and Greggs and with other occupiers in close proximity including Jenkins the Bakers, Age Cymru and Ty Hafan.

Porthcawl lies approximately 3 miles south of 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 of a ground floor lock-up shop and premises that has the benefit of a double shop front with security shutter.

The property is well configured and provides the following accommodation:-

Retail Sales – 58.9sq.m (634sq.ft) NIA  
Retail Sales ITZA – 45.96sq.m (495sq.ft)  
Ground Floor Ancillary – 5.46sq.m (59sq.ft)  
WC

### Tenure

The property is immediately available To Let under terms of a new Lease on an effective Full Repairing and Insuring basis for a term of years to be agreed.

### Rental

£18,000 per annum exclusive

### Business Rates

The Valuation Office Agency website advises a rateable value of £15,750 effective from 1st April 2026. Rates payable 2026/27 then of approximately £5,512 based on a retail multiplier of 0.350

### EPC

Energy Rating Band D

### 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 letting agents:

Messrs Watts & Morgan LLP

Tel: (01656) 644288

Email: [commercial@wattsandmorgan.co.uk](mailto:commercial@wattsandmorgan.co.uk)



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