

# Watts & Morgan

FOR SALE



## Asking Price £130,000

### 65 Nolton Street, Bridgend, CF31 3AE

- Immediately available For Sale a two-storey town centre shop and premises briefly comprising of Ground Floor Retail/Business Unit together with Self-Contained First Floor Living Accommodation
- Briefly comprises of a Ground Floor Lock-Up Shop/Business Unit providing approximately 26.2sq.m (282sq.ft) Net Internal Area of Retail Sales together with approximately 11.11sq.m (120sq.ft) NIA Ancillary
- The Self-Contained First Floor Flat briefly comprises kitchen, bathroom, lounge and one double bedroom
- Immediately available For Sale freehold tenure with vacant possession on the Ground Floor and with the First Floor let subject to and with the benefit of an Occupational Residential Tenancy providing a rental income of £400 per calendar month
- Asking Price £130,000

### Location

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

Bridgend is the administrative and retail centre serving Bridgend County Borough with the town attracting a number of multiple retailers and High Street Banks.

Bridgend lies approximately 3 miles from both Junctions 35 and 36 of the M4 Motorway.

### Description

The property briefly comprises a two-storey mid-terraced town centre property built to a traditional standard of construction with solid masonry elevations under a tile pitched roof.

The property briefly comprises of a Ground Floor Lock-Up Shop/Business Unit together with Self-Contained First Floor Living Accommodation over.

The property briefly provides the following accommodation:-

#### Ground Floor

Retail Sales: 26.2sq.m (282sq.ft) NIA  
Rear Sales/Ancillary: 11.11sq.m (120sq.ft) NIA  
WC

#### First Floor

Separate Pedestrian Access from the rear to First Floor Flat which briefly comprises entrance hallway, kitchen, bathroom, separate WC, lounge and one double bedroom.

The First Floor Flat requires complete modernisation and refurbishment.

Externally, the property has the benefit of a rear car park providing car parking for 2 cars.

The property has the benefit of all mains services connected.

### Tenure

The property is available For Sale Freehold tenure with vacant possession on the Ground Floor and subject to and with the benefit of a letting of the First Floor Flat under terms of a Residential Tenancy Agreement. Details on application.

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£130,000

### EPC

Pending

### Business Rates

The Valuation Office Agency website advises a rateable value of £5,700 effective from 1st April 2026.

### 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

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

Please ask for

Dyfed Miles or Matthew Ashman



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