

# Watts & Morgan

TO LET



## £9,600 Per Annum

### Exciting Restaurant Opportunity at The Laleston Inn, Wind Street, Laleston, Bridgend, CF32 0HS

- Immediately available "To Let" restaurant space within the historic Laleston Inn, a 16th century Grade 2 Listed Building long established as a public house and restaurant premises.
- Available within the Laleston Inn is restaurant space briefly comprises of 35 cover restaurant, professional kitchen and separate prep/storage space being essentially self-contained but located within the Laleston Inn.
- Laleston village is a popular and highly sought-after residential location lying just 3 miles West of Bridgend and 5 miles East of Porthcawl. Junctions 35 and 37 of the M4 Motorway lie within 5 miles of so.
- Immediately available "To Let" under terms of a new Lease on Tenant Internal Repairing and Insuring Only terms at a rental of £9,600 per annum exclusive.

### Location

The Laleston Inn fronts Wind Street within the village of Laleston located just off High Street the main vehicular thoroughfare running through the village.

Laleston lies 3 miles West of Bridgend and 5 miles East of Porthcawl. The village is a popular and highly sought-after residential location.

### Accommodation

Immediately available is restaurant accommodation located within the Laleston Inn.

The Laleston Inn is a 16th century Grade 2 Listed Building long established for use as a public house and restaurant. The property oozes charm and character and has the significant benefit of a large car park.

Available within the Laleston Inn is the self-contained restaurant accommodation which briefly comprises of a 35 cover dining room together with professional kitchen and separate food prep/storage area.

The available accommodation provides approximately 75sq.m (810 sq.ft) Net Internal Area of accommodation.

The dining room offers up character accommodation with exposed stonework, timber roof beams and feature fireplace.

The professional kitchen is fitted out together with a range of professional catering equipment which can be left situ as a landlords fixture and fitting. Further details on application

### Business Opportunity

An opportunity to open up a restaurant business that is complementary to the existing Laleston Inn public house business which will run separately and independently of the restaurant business. The restaurant occupier will benefit from 100% of restaurant sales but with wet sales being acquired through the Laleston Inn and with profit arrangements to be agreed.

### Tenure

The property is immediately available "To Let" for a term of years to be agreed on a Tenant Internal and Repairing and Insuring Only basis.

### Rental

Asking rental of £9,600 per annum exclusive.

### Business Rates

The Valuation Office Agency Website advises a rateable of £9.500 for the property as a whole. Tenants to make a contribution to Business Rates. Details on application.

### VAT

All figures quoted are exclusive of VAT if applicable.

### EPC

Exempt

### Legal Costs

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

### 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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T 029 2071 2266

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