

Watts & Morgan

TO LET



£6,500 Per Annum

Lock-Up Shop, 7 Market Street, Bridgend, CF31 1LL

- Immediately available “To Let” ground floor town centre Lock-Up shop premises considered suitable for a variety of possible uses.
- Lock-Up shop providing approximately 24.3 sq.m (262 sq.ft) NIA retail sales.
- Centrally located within Bridgend town centre immediately opposite Bridgend General Post Office.

Location

The property is located within Bridgend town centre immediately opposite the General Post Office and close to Dunraven Place which includes occupiers such as HSBC Bank plc and Barclays Bank plc.

Bridgend is the administrative and commercial centre serving Bridgend County Borough with the town enjoying excellent road and rail links.

Description

The property briefly comprises a lock-up retail unit being suitable for a variety of retail, Health and Beauty or office type uses subject to the obtaining of any necessary planning consents.

The property provides approximately 24.3 sqm (262 sqft) NIA of Accommodation together with a WC.

Tenure

The premises are immediately available "To Let" under terms of a new Lease on tenant Internal Repair and Insuring terms for a term of years to be agreed at a rental of £6,500 per annum exclusive.

Tenant Incentives

A rent free period and/or concessionary rental may be available subject to status

Rental

£6,500 per annum exclusive

Business Rates

To be advised.

EPC

Energy Rating - Band C

VAT

There is no VAT on Rent.

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

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Please ask for

Dyfed Miles or Matthew Ashman



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