

# Watts & Morgan

FOR SALE



## Asking Price £250,000

Former Bridgend & District United Services Club  
1 Tondu Road, Bridgend CF31 4JA

- Immediately available For Sale a Former Ex Servicemans Social Club and Premises considered suitable for a variety of food and drink/hospitality uses but also offering up potential for alternate commercial or residential conversion/re-development subject to the obtaining of any necessary planning consents.
- The property is situated in a highly prominent and convenient town centre location and provides in total approximately 334 sq.m (3,592 sq.ft) Net Internal Area of Accommodation over two floors.
- Immediately available For Sale Freehold tenure at an asking price of £250,000

## Location

The property is situated in a prominent and convenient location fronting Tondu Road on the outskirts of Bridgend Town Centre.

Bridgend is the administrative and retailing centre for the county with the town enjoying excellent road and rail links.

## Description

The property briefly comprises of a two-storey brick built property of traditional construction purpose built as a members club and premises.

The property is long established as the Bridgend United Services Club, a fully licenced members club considered ideally suited for a variety of bar/restaurant/leisure or other hospitality uses and a variety of alternate commercial or residential uses subject to the obtaining of any necessary planning consent.

The property briefly provides a range of hospitality accommodation over two-floors including a main bar area, games room and function room together with ancillary/welfare accommodation and potential staff living accommodation.

The property provides in total approximately 334 sq.m (3,592 sq.ft) Net Internal Area of Accommodation.

## Tenure

Freehold

## Asking Price

£250,000

## VAT

All figures quoted are exclusive of VAT if applicable.

## EPC

Energy Rating - Band C

## Legal Costs

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

## Anti Money Laundering Regulations

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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