

Watts & Morgan

FOR SALE



Asking Price £365,000

Three-Storey Town Centre Retail/Commercial Premises 48 John Street, Porthcawl, CF36 3BD

- Immediately available “For Sale” a three-storey town centre retail shop and premises situated in a prime retailing location within Porthcawl Town Centre.
- Well configured unit long established as a retail store briefly providing approximately 133.2 sq.m (1,433 sq.ft) Net Internal Area of retail sales together with below ground and first floor ancillary space.
- Immediately available “For Sale” freehold tenure and with full vacant possession at an asking price of £365,000.

Location

The property is situated in a prime retailing location fronting John Street within the seaside resort town of Porthcawl, Bridgend County Borough.

The property is situated in a highly prominent location with occupiers in close proximity including Superdrug, Holland & Barrett and Greggs.

The seaside resort town of Porthcawl has the benefit of a large resident population and an influx of holiday makers and day trippers during the busy summer season and on weekends.

Porthcawl lies approximately 3 miles from Junction 37 (Pyle Interchange) of the M4 Motorway with Cardiff lying approximately 25 miles to the east and Swansea 15 miles to the west.

Description

The property briefly comprises a mid-terrace three-storey town centre retail shop and commercial premises briefly comprising of ground floor retail/showroom together with below ground ancillary/storage space with direct access off John Street Car Park together with first and second floor ancillary accommodation.

The property is built to a traditional standard of construction with masonry elevations under a concrete tiled pitched roof. The property features an attractive timber shop front.

The property is long established for use as a homeware and furniture retailers that is considered suitable for a variety of alternate retail/commercial uses subject to the obtaining of any necessary change of use planning permission.

The property has the benefit of rear access directly off John Street Car Park and offers considerable scope to reconfigure the property so that the below ground and upper floors are separate and self-contained from the ground floor retail shop and premises. The first and second floor (attic space) is currently laid out for ancillary/storage use but has potential to convert back to residential use subject to any planning permission if required.

Accommodation

Sales area

Front retail area – 81.8sq.m (880sq.ft)

Rear retail sales – 51.4sq.m (553sq.ft)

Total sales accommodation – 132.2sq.m (1433sq.ft)

Net Internal Area

Ground Floor Ancillary - 15.7sqm (169sq.ft)

Below ground ancillary/storage space – 33.8sq.m (363sq.ft)

First floor ancillary/storage space – 45.9sq.m (495sq.ft)

Second floor attic space – 32sq.m (350sq.ft)

The property has the benefit of mains electricity, water and drainage connected.

Existing Business

The existing retail business known as “Bliss” is long established as a retailer of homewares and furniture. The existing business could be offered up “For Sale” as a going concern as part and parcel of the sale of the property. Separate details on application.

Sale Price

£365,000

Tenure

The property is to be sold freehold tenure and with full vacant possession.

VAT

All figures quoted are exclusive of VAT if applicable.

Legal Costs

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

EPC

Energy Rating - Band D

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:

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