

Watts & Morgan

FOR SALE



Asking Price £155,000

1 & 1A Station Hill, Bridgend, CF31 1EA

- Immediately available For Sale a two-storey town centre commercial property made available in part with vacant possession and in part subject to and with the benefit of occupational arrangements
- Briefly comprises of a self-contained lock-up shop/café unit and a two-storey office/business unit
- Immediately available For Sale at an asking price of £155,000

Location

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

Bridgend is the administrative and retail centre serving Bridgend County Borough with the subject property located adjacent to the town centre and just a minute or so walk from Bridgend's mainline railway station.

Description

The property briefly comprises an end of terrace two-storey commercial property built to a traditional standard of construction with brick and blockwork elevations under a flat roof. The property is currently configured so as to provide for 2 no. self-contained retail/business units. No.1 Station Hill comprising of a two-storey office and showroom premises and 1A Station Hill a self-contained café and bakery premises.

The property briefly provides the following accommodation:-

1 Station Hill:

Ground Floor Office/Showroom Space – 47.6sq.m

(512sq.ft) NIA

First Floor Cellular Office Space – 52.5sq.m (565sq.ft)

NIA

Total Accommodation – 100.14sq.m (1077sq.ft) NIA

1A Station Hill:

Ground Floor Sales/Retail - 20.2sq.m (218sq.ft)

First Floor Ancillary - 8.4 sq.m (90sq.ft) NIA

Tenure

The property is to be sold freehold tenure subject to and with the benefit of the following occupational arrangements:-

1 Station Hill – Vacant .

1A Station Hill – Let under terms of a secure 9 year lease expiring December 2030 at a rental of £5,500 per annum exclusive.

Further details on application.

Sale Price

£155,000

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.

EPC

1 Station Hill - Band D

1A Station Hill - Band C

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

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