Watts & Morgan

TO LET



£9,500 Per Annum

Ground Floor Lock-Up Shop and Premises, 5 Nolton Street, Bridgend, CF31 1BX

• Immediately available To Let a very well located ground floor lock-up shop and premises providing approximately 30.33sq.m (326sq.ft) Net Internal Area of ground floor sales together with ground and first floor office/ancillary together with rear loading and 1 no. rear parking space.

• Situated in a highly prominent location fronting Nolton Street within Bridgend Town Centre.

• Immediately available To Let under terms of a new effective FRI Lease for a term of years to be agreed at an asking rental of £9,500 per annum exclusive.

Location
The property is situated in a prominent location fronting Nolton Street within Bridgend Town Centre. This northern end of Nolton Street benefits from good pedestrian footfall with the subject property located immediately opposite to one of the main entrances to The Rhiw Shopping Centre.

Bridgend is the administrative and retail centre serving Bridgend County Borough with the town attracting a number of multiple retailers and High Street Banks.

Description
The property briefly comprises of a Lock-Up Retail/Business Unit comprising of ground floor showroom/sales together with rear ground floor ancillary and part first floor ancillary space.

The property briefly provides the following accommodation:-

Ground Floor Sales – 30.33sq.m (326sq.ft) Net Internal Area of accommodation.

Rear Ancillary – 30.19sq.m (325sq.ft)

First Floor Ancillary – 7.29sq.m (78sq.ft)

The property has the benefit of 1 no. rear car parking space.

Tenure
The property is immediately available To Let under terms of a new Lease on an effective Full Repairing and Insuring basis for a term of years to be agreed.

Rental
£9,500 per annum exclusive.

Business Rates
The Valuation Office Agency website advises a rateable value of £6,400 so ingoing tenant should benefit from Small Business Rates relief. For exact rates payable contact Bridgend County Borough Council Rates Department.

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
Pending.

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:

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Dyfed Miles or Matthew Ashman



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