

Watts & Morgan

TO LET



£8,950 Per Annum

Shop and Premises, 62 Nolton Street, Bridgend, CF31 3AA

Immediately available "To Let" a two storey town centre retail shop/business premises comprising 32.9 sq m (354 sq ft) Net Internal Area of retail sales together with ground and first floor ancillary office/storage space.

Situated in a prominent and convenient location fronting Nolton Street one of the main vehicular thoroughfares serving Bridgend Town Centre.

Immediately available "To Let" under terms of a new FRI Lease for a term of years to be agreed at an asking rental of £8,950 per annum exclusive.

Location

The property is situated in a prominent and convenient location fronting Nolton Street within Bridgend Town 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.

Bridgend lies approximately 3 miles from both Junctions 35 and 36 of the M4 Motorway.

Description

The property briefly comprises of a mid terrace two storey shop and premises considered suitable for a variety of retail, business, health and beauty or medical/health care uses subject to the obtaining of any necessary change of use/planning permission. The property is built to a traditional standard of construction with modern aluminium shop front and rendered elevations under a slate tiled pitched roof.

The property briefly provides the following accommodation:-

Ground floor sales – 32.9 sq m (354 sq ft) NIA

Ground floor ancillary – 14.9 sq m (160sq ft)

First floor ancillary – 43.66 sq m (470 sq ft)

Attic storage – 11.6 sq m (125 sq ft)

Tenure

The property is immediately available "To Let" under terms of a new full repairing and insuring Lease for a term of years to be agreed.

RENTAL

£8,950 per annum exclusive.

Buisness Rates

The valuation office agency website advises a rateable value of £7,900 for 2026/27 so ingoing tenant should benefit from significant small business rates relief. For exact rates payable ,contact Bridgend County Borough Council.

EPC

Energy Rating - Band D

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.

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

Email: commercial@wattsandmorgan.co.uk

Please ask for Dyfed Miles or Matthew Ashman



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