

Watts & Morgan

TO LET



£16,500 Per Annum

**Lock-Up Shop and Premises, 9 Dunraven Place,
Bridgend, CF31 1JF**

- Immediately available To Let a very well configured three storey town centre shop and premises long established for use as a café bar and restaurant but considered suitable for a variety of alternate commercial uses
- Briefly comprises of ground floor retail/dining area 87.96 sq.m (946 sq.ft) with approximately 33.15 sq.m (356 sq/ft) of ground floor ancillary together with first and second floor ancillary accommodation
- Immediately available To Let under terms of a new FRI Lease for a term of years to be agreed at an asking rental of £16,500 per annum exclusive

Location

The property is situated in a prominent town centre location fronting Dunraven Place within Bridgend Town Centre.

The property fronts the pedestrianised part of Dunraven Place with occupiers in close proximity including HSBC Bank, Devonalds Solicitors and JD Weatherspoon.

Bridgend is the administrative and retail centre serving Bridgend County Borough with the town enjoying excellent road and rail links.

Description

The property briefly comprises of a 3-storey mid-terraced town centre shop and premises long established for use as a licenced bar and restaurant but considered suitable for a variety of retail/showroom/business uses subject to the obtaining of any necessary change of use planning permission.

The property briefly comprises of well configured ground floor restaurant/showroom accommodation together with rear ancillary and on first and second floor cellular office/storage space offering up potential for residential use subject to the obtaining of any necessary planning permission.

The property briefly provides the following accommodation:-

Retail Sales - 87.96 sq.m (946 sq.ft)
Ground Floor Ancillary - 33.15 sq.m (356 sq.ft)
Separate Male and Female WC's

First Floor Accommodation - 77.6 sq.m (835 sq.ft)

Second Floor Accommodation - 37.89 sq.m (407 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

Asking rental for the property as a whole £16,500 per annum exclusive OR
For the Ground Floor only £12,500 per annum exclusive.

Business Rates

The Valuation Office Agency website advises a rateable value of £12,000. For exact rates payable

please contact Bridgend County Borough Rates Department.

EPC

|Energy Rating - Band C

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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