



Asking Price £220,000

19-23 Caroline Street Bridgend CF31 1DW

- Available either For Sale or To Let a prime retail/business unit enjoying prominent dual frontage onto both Caroline Street and Adare Street within Bridgend Town Centre.
- Well configured property providing approximately 88.3 sq.m (950 sq.ft) Net Internal Area of ground floor retail sales with approximately 84 sq.m (904 sq.ft) of first floor ancillary.
- Available For Sale freehold tenure and with full vacant possession at an asking price of £220,000 or To Let under terms of a new FRI Lease for a term of years to be agreed at a rental of £20,000 per annum exclusive.

Location

The property is situated in a highly prominent corner location with retail frontage onto both Caroline Street and Adare Street. Occupiers in close proximity include Three, Principality and TUI.

Bridgend is the principal retailing and administrative centre serving Bridgend County Borough with the town attracting a number of high street banks and multiple retailers.

Description

The property briefly comprises a prominent two-storey end of terrace corner retail/business unit.

The property is built to a traditional standard of construction and has the benefit of a significant display frontage onto both Caroline Street and Adare Street.

The ground floor retail/showroom is well configured and has the benefit of ancillary first floor office/storage/welfare accommodation.

The property is considered suitable for a variety of retail, health and beauty or business type uses subject to the obtaining of any necessary change of use planning permission.

Accommodation

Retail Sales – 88.3 sq.m (950 sq.ft) NIA
First Floor Ancillary Storage/Office/Welfare Space 84sq.m (904sq.ft)

Tenure

The property is made available either To Let or For Sale.

The property is available For Sale Freehold tenure and with Full Vacant Possession at an asking price of £220,000.

The property is available To Let under terms of a new Full Repairing and Insuring Lease for a term of years to be agreed at a rental of £20,000 per annum exclusive.

Rateable Value

The Valuation Office Agency website advises a rateable value of £16,000. Rates payable for 2024/2025 of £8,992 per annum.

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 Regulations

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.

EPC

Pending

Viewing

Strictly by appointment only through joint selling agents:

Messrs Watts & Morgan LLP

Tel: (01656) 644288

Email: commercial@wattsandmorgan.co.uk

Please ask for

Dyfed Miles or Matthew Ashman

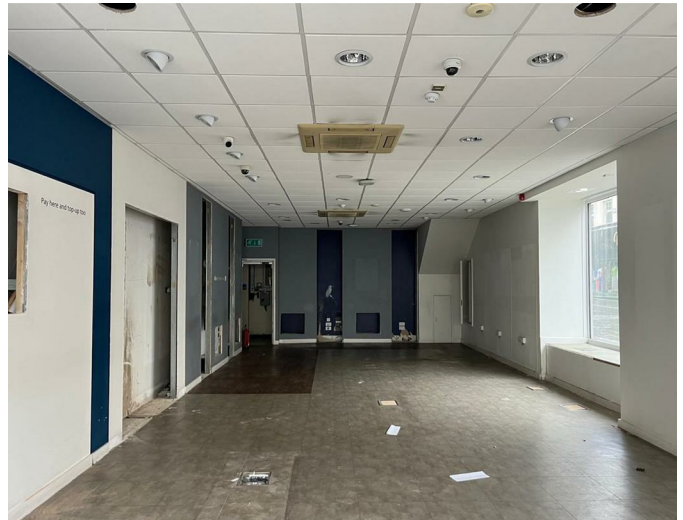
Or

Calan Retail

For the attention of Nick Golunski

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