Watts & Morgan

FOR SALE



Asking Price £85,000

Ground Floor Lock-Up Retail Unit, 17A New Road, Porthcawl, CF36 5DL

- Attractive Ground Floor Kiosk/retail unit currently set out as a Gents Barber Shop but suitable for a variety of Commercial uses.
- Situated in a convenient and accessible location on the edge of Porthcawl Town Centre.
- Immediately available for sale freehold tenure at an asking price of £85,000

Location
The property is situated in a convenient location fronting New Road close to Porthcawl town centre. Porthcawl is a busy seaside resort town that has the benefit of a large resident population and an influx of holidaymakers during the busy summer season. Porthcawl lies approximately 3 miles from Junction 37 (Pyle Interchange) of the M4 Motorway and approximately 8 miles from Bridgend.

Description
The property briefly comprises a ground floor lock-up retail unit currently being used as a gents Barber Shop.

The property is considered to be well configured having the benefit of an open plan retail space providing approximately 17.84 sq.m (192 sq.ft)) Net Internal Area of accommodation.

The property is very well presented throughout and has the benefit of an attractive painted timber shop front with feature curved glazing.

Accommodation
17.84 sq.m (192 sq.ft) Net Internal Area of Accommodation
NB - No W.C

Tenure
The premises are immediately available For Sale freehold tenure and with full vacant possession at an asking price of £85,000

Business Rates
The Valuation Office Website advises a Rateable Value of £3,100 so ingoing occupier should qualify for 100% small business rates relief.

EPC
Pending

VAT
All figures quoted are exclusive of VAT if applicable.

Legal Costs
Each party to be responsible for their own legal costs incurred in the transaction.

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 marketing agents:

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