

**TO LET**

**Showroom/Office Unit**  
**13 Ewenny Road**  
**Bridgend**  
**CF31 3NH**



- Ground floor showroom/business unit providing approximately 67sq.m (721sq.ft) net internal area of accommodation and being suitable for a variety of retail, office, health & beauty or healthcare type uses subject to the obtaining of any necessary change of use planning consent.
- Situated in a convenient and prominent location fronting Ewenny Road one of the main vehicular thoroughfares serving Bridgend Town Centre.
- Immediately available To Let under terms of a new Tenant Internal Repairing and Insuring Only Lease at a rental of £9,500 per annum exclusive.

# Showroom/Office Unit

## 13 Ewenny Road

### Bridgend

### CF31 3NH

#### LOCATION

The property is situated in a prominent location fronting Ewenny Road one of the main vehicular thoroughfares serving Bridgend Town Centre.

The property is located in a convenient edge of town location situated immediately opposite the Spar Convenience Store.

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 very well presented showroom and office premises that has been long established for use as a Financial Advisers but is suitable for a variety of retail, office, professional service, health & beauty and medical type uses subject to the obtaining of any necessary change of use planning consent.

The property briefly comprises of a Reception Office/Showroom, Inner Office, Rear Open Plan Office Space together with Staff Kitchen and separate Male & Female WC's.

The property has the benefit of a modern uPVC double glazed shop front, intruder alarm system and security shutters throughout.

#### ACCOMMODATION

The property provides for approximately 67sq.m (721sq.ft) net internal area of accommodation.

Separate Male & Female WC's

The property has the benefit of all mains services connected including a gas central heating system and 'Fujitsu' comfort cooling/air conditioning system.

#### TENURE

The property is immediately available To Let under terms of a new Lease for a minimum term of 3 years on a Tenant Internal Repairing and Insuring Only basis (including shop front and security shutters).

#### RENTAL

£9,500 per annum exclusive.

#### BUSINESS RATES

The Valuation Office Agency website advises a rateable value of £4,500 so ingoing tenant should benefit from 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.

#### VIEWING

**Strictly by appointment only through  
sole letting agents:**

**Messrs Watts & Morgan LLP**

**Tel: (01656) 644288**

**Email: [commercial@wattsandmorgan.co.uk](mailto:commercial@wattsandmorgan.co.uk)**

**Please ask for Dyfed Miles or Sara Magness**

[www.wattsandmorgan.wales](http://www.wattsandmorgan.wales)

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