

FOR SALE

**Lock-Up Salon/Showroom Unit
105 Bridgend Road
Aberkenfig
Bridgend
CF32 9AP**

**WATTS &
MORGAN**
Commercial



- Immediately available For Sale a ground floor commercial unit immaculately fitted out as a Hair and Beauty Salon but being suitable for a variety of alternate commercial uses subject to the obtaining of any change of use planning permission.
- Prominent location fronting Bridgend Road the main vehicular thoroughfare running through the village of Aberkenfig, near Bridgend.
- Immediately available For Sale freehold tenure and with full vacant possession at an asking price of £95,000.

**Lock-Up Salon/Showroom Unit
105 Bridgend Road
Aberkenfig
Bridgend
CF32 9AP**

LOCATION

The property is situated in a prominent and convenient location fronting Bridgend Road the main vehicular thoroughfare running through Aberkenfig, near Bridgend.

The property is conveniently located to serve both Aberkenfig and Environs and as an "out of town" location further afield.

Bridgend town lies approximately 3 miles to the south and Junction 36 (Sarn Park Interchange) of the M4 Motorway approximately 1½ miles to the north.

DESCRIPTION

The property briefly comprises of a ground floor commercial unit that has been comprehensively renovated and refurbished within recent years and provides for a very well presented and fitted out health & beauty salon.

The property is currently configured as an open plan salon together with 3 no. treatment rooms, rear salon, WC and mini kitchen.

Whilst the property is currently fitted out for hair salon/beauty use the property is considered well suited for a variety of alternate commercial uses such as a retail, office/showroom, healthcare type use subject to the obtaining of any necessary change of use planning consent.

ACCOMMODATION

The property provides approximately 82 sq.m (855 sq.ft) net internal area of accommodation.

The property has the benefit of all mains services connected and 1 no. car parking space to the rear

TENURE

The property is to be sold freehold tenure and with full vacant possession.

ASKING PRICE

£95,000

EPC

This property has an energy performance rating of 71 therefore falls within a band C.

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

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Please ask for Dyfed Miles or Sara Magness

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