

TO LET

**Lock up shop and premises
62 Nolton Street
Bridgend
CF31 3AA**

**WATTS &
MORGAN**
Commercial



- Immediately available "To Let" a two storey town centre retail shop/business premises comprising 32.9 sq m (354 sq ft) net internal area of retail sales together with ground and first floor ancillary office/storage space.
- Situated in a prominent and convenient location fronting Nolton Street one of the main vehicular thoroughfares serving Bridgend Town Centre.
- Immediately available "To Let" under terms of a new FRI Lease for a term of years to be agreed at an asking rental of £8,950 per annum exclusive.

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LOCATION

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

Nolton Street as a retail and business destination has improved significantly over the course of the last few years or so as a result of the implementation of a one way traffic system with short stay parking bays.

Bridgend is the administrative and retail centre for Bridgend County Borough with the town enjoying excellent communication links with a mainline railway station with direct trains to London Paddington and with both junctions 35 and 36 of the M4 Motorway lying within a three mile or so drive.

DESCRIPTION

The property briefly comprises of a mid terrace two storey shop and premises considered suitable for a variety of retail, business, health and beauty or medical/health care uses subject to the obtaining of any necessary change of use planning permission. The property is built to a traditional standard of construction with modern aluminium shop front and rendered elevations under a slate tiled pitched roof.

The property briefly provides the following accommodation:-

Ground floor sales – 32.9 sq m (354 sq ft) N/A

Ground floor ancillary – 14.9 sq m (160sq ft)

First floor ancillary – 43.66 sq m (470 sq ft)

Attic storage – 11.6 sq m (125 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

£8,950 per annum exclusive.

TENANT INCENTIVES

Tenant incentives such as a short rent free period and/or concessionary rental may be made available subject to status.

BUSINESS RATES

The valuation office agency website advises a rateable value of £8,300 so ingoing tenant should benefit from significant small business rates relief. For exact rates payable contact Bridgend County Borough Council.

EPC

To be assessed.

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

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Please ask for Dyfed Miles or Sara Magness

www.wattsandmorgan.wales

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