

# FOR SALE AS A GOING CONCERN

(Business not affected)

Il Panino

1-3 Market Street

Bridgend

CF31 1LL

**WATTS &  
MORGAN**  
Commercial



- Immediately available For Sale a leasehold town centre Coffee Shop/Café Business.
- Attractive period property situated in a highly prominent location within Bridgend Town Centre.
- The long established Licence Coffee Shop/Café Business is to be sold leasehold tenure with premium offers inviting for the lease, business goodwill and trade fixtures and fittings.

**Il Panino  
1-3 Market Street  
Bridgend  
CF31 1LL**

**LOCATION**

The property is situated in a prominent town centre location on the corner of Market Street and Dunraven Place immediately adjacent to HSBC Bank plc and opposite Bridgend General Post Office.

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

**DESCRIPTION**

The property briefly comprises of a very well presented three storey town centre property that is long established for use as a Licenced Café/Coffee Shop providing well configured and well presented accommodation over three floors. The property briefly provides the following accommodation:-

Ground Floor Sales/Dining: 26.48 sq.m (285 sq.ft) NIA  
First Floor Dining: 33 sq.m (355 sq.ft) NIA  
Second Floor Kitchen/Ancillary Storage: 26.08 sq.m (281 sq.ft) NIA  
WC

The property is very well presented externally having been completely refurbished in 2007/ 2008. The property has the significant benefit of pavement dining and a recently installed electrically operated canopy.

**TENURE**

The property is held under terms of a secure lease for a term of 10 years from 10<sup>th</sup> March 2020. The lease contains tenant only break clauses exercisable January 2022, 2025 and 2027. The current rent passing is in sum of £9,800 per annum exclusive with the lease containing 3 yearly rent reviews with the next rent view date being 29<sup>th</sup> January 2023.

There is the possibility of a new lease direct from the property landlord, if required.

**PREMIUM**

Premium offers in excess of £45,000 are invited for the lease, business goodwill and trade fixtures and fittings.

**THE BUSINESS**

This long established and profitable Café/Coffee Shop Business has the benefit of both inside and outside dining and a busy takeaway and delivery service that has expanded in recent times and proven to be particularly successful over the course of the last 12 months or so.

Further details on application.

**EPC**

This property has an energy performance rating of 111 therefore falls within band E.

**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 selling 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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