

TO LET

Lock Up Retail/ Office Unit
1A Station Hill
Bridgend
CF31 1BA

**WATTS &
MORGAN**
Commercial



- Immediately available "To Let" a small lock-up shop/business unit suitable for a variety of commercial uses subject to the obtaining of any necessary change of use planning consent.
- Briefly comprises of ground floor sales area providing approximately 20.2 sq m (218 sq ft) net internal area of accommodation together with 8.4 sq m (90 sq ft) of first floor office/ancillary.
- Immediately available "To Let" on flexible lease terms on an internal repairing and insuring only basis at a rent of £5,500 per annum exclusive.

**Lock Up/ Retail Office Unit
1A Station Hill
Bridgend
CF31 1BA**

LOCATION

The property is conveniently located within Bridgend Town Centre fronting Station Hill one of the main vehicular and pedestrian approaches to Bridgend railway station.

Bridgend is the administrative and retail centre serving Bridgend County with the town attracting the usual high street banks and a number of multiple retailers. The office is conveniently located on the edge of the town centre and just a two minute or so walk from Bridgend mainline railway station.

DESCRIPTION

The property briefly comprises a two storey retail/business unit that has in recent years been occupied for office use but is considered suitable for a variety of retail, office, service sector, hair and beauty, health and medical type uses subject to the obtaining of any necessary change of use planning consent.

The property briefly comprises the following accommodation:-

Ground Floor sales – 20.23 sqm (218 sq ft) NIA
Ground floor ancillary – 3.8 sqm (40 sq ft)
WC
First floor office/ancillary – 8.4 sqm (90 sq ft)
NIA

TENURE

The property is immediately available "To Let" under terms of a new lease on flexible terms on a tenant internal repairing and insuring only basis.

RENTAL

£5,500 per annum exclusive.

BUSINESS RATES

The Valuation Office Agency website advises a rateable value of £3,550 so ingoing tenants should benefit from 100% Small Business Rates Relief.

RICS DISCLOSURE

Please note that the co-owner of the property is a Consultant with Watts & Morgan LLP.

EPC

This property has an energy performance rating of 90 which falls within a band D.

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

Please ask for Dyfed Miles or Sara Magness

www.wattsandmorgan.wales

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