

TO LET

Lock Up Shop/Business Unit  
3 Wyndham Street  
Bridgend  
CF31 1ED

**WATTS &  
MORGAN**  
Commercial



- The property comprises of a mid-terraced lock-up retail premises featuring modern aluminium shop front and being suitable for a variety of retail, office or health and beauty type uses subject to the obtaining of any necessary planning consents.
- The premises are immediately available To Let at a rental of £8,500 PAX under terms of a new Lease on an effective FRI basis via a service charge.

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Bridgend  
CF31 1ED**

**LOCATION**

The property is situated in a busy, secondary retailing location within Bridgend Town Centre with the property having the benefit of dual frontages onto both Wyndham Street and Market Street.

Bridgend is the principal commercial and retailing centre serving the County. The town enjoys excellent road and rail links having the benefit of a mainline direct rail service to London Paddington.

**DESCRIPTION**

The property comprises of a mid-terraced lock-up retail premises suitable for a variety of retail or office type uses subject to the obtaining of any necessary planning consent.

**ACCOMMODATION**

The unit has the following approximate net Internal Area:

Retail Sales Area  
52 m<sup>2</sup> (550 sq ft)  
Ancillary (kitchen & w.c.)  
11.33 m<sup>2</sup> (121 sq ft)

**TENURE**

The premises are immediately available To Let under terms of a new Lease on an effective FRI basis via a property service charge.

**RENTAL**

£8,500 PAX

**BUSINESS RATES**

The Valuation Office Website advises a rateable value of £9,000 so ingoing tenant should benefit from small business rates relief in part.

**EPC**

This property has an energy performance rating of 109 therefore falls within band E.

**VAT**

All figures quoted are exclusive of VAT.

**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  
Tel: (01656) 644288**

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

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



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

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