

FOR SALE

13 Nolton Street
Bridgend
CF31 1BX

**WATTS &
MORGAN**
Commercial



- Immediately available For Sale a three storey town centre retail shop and premises briefly comprising of self-contained ground floor retail unit with self-contained first and second floor accommodation over.
- Situated in a prominent and convenient edge of prime location within Bridgend Town Centre.
- Immediately available For Sale freehold tenure and with full vacant possession at an asking price of £200,000 with vacant possession on ground floor and with the upper parts being let under terms of a new 5 year lease on IRI terms at a rental of £6,000 per annum exclusive to a long established Health Care Business.

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LOCATION

The property is situated in a prominent location fronting Nolton Street in a busy retailing location benefiting from strong footfall with other occupiers in close proximity including Boots The Optician and Wilkinsons.

The property is conveniently located opposite the Nolton Street entrance to the Rhiw Shopping Arcade and just a minutes walk from two surfaced car parks.

DESCRIPTION

The property briefly comprises a three storey mid-terraced town centre commercial property that is built to a traditional standard of construction with masonry elevations under a slate tiled pitched roof and with the ground floor property featuring a modern aluminium double glazed window.

The property briefly comprises of self-contained lock-up ground floor retail unit and a self-contained first and second floor office/ surgery unit.

ACCOMMODATION

The property briefly provides the following accommodation:-

Ground Floor Sales: 31.87 sqm (343 sq ft)
Ground Floor Sales ITZA: 27.8 sqm (300 sq ft)
Ground Floor Ancillary: 20.8 sqm (224 sq ft)

First Floor Office/Consulting Rooms: 27 sqm (285 sq ft)
Second Floor/Attic Storage: 22 sqm (237 sq ft)

TENURE AND TENANCIES

The property is available For Sale freehold tenure with vacant possession on ground floor and with the first and second floor accommodation to be let

to the existing tenant under terms of a new 5 year lease on tenant Internal Repairing and Insuring terms at a rental of £6,000 per annum exclusive. Further details on application.

SALE PRICE

£200,000

BUSINESS RATES

The Valuation Office Agency website advises a rateable value of £8,300 for the vacant ground floor retail unit so an ingoing tenant should benefit from significant small business rates relief and for 2021/2022 rates exemption as part of the Covid business recovery initiative.

EPC

The retail unit has an energy performance rating of 37 which falls within band B. The First and Second floor accommodation is 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 selling agents:

Messrs Watts & Morgan LLP

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Please ask for Dyfed Miles or Sara Magness

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