

TO LET

**Hairdressing Salon & Premises
1 Station Hill
Bridgend
CF31 1EA**

**WATTS &
MORGAN**
Commercial



- Immediately available To Let a very well presented and long established fully fitted out hairdressing salon and premises suitable for a variety of hair and beauty type uses
- Available To Let fully fitted out under terms of a new Full Repairing and Insuring lease for a term of years to be agreed at an asking rental of £12,500 per annum exclusive
- Conveniently located on the edge of Bridgend town centre fronting Station Hill, Bridgend

Hairdressing Salon & Premises

1 Station Hill

Bridgend

CF31 1EA

LOCATION

The property is situated in a prominent and convenient location fronting Station Hill within Bridgend town centre.

Bridgend is the administrative and retail centre serving Bridgend County Borough with the town enjoying excellent road and rail links with Swansea lying approximately 20 miles to the west and Cardiff 22 miles to the east.

DESCRIPTION

The property briefly comprises of a ground floor hairdressing salon and premises that is well configured and provides for approximately 51sq.m (549sq.ft) Net Internal Area of accommodation.

The property also includes a WC and utility cupboard.

The property has the benefit of all mains services connected including full gas central heating.

FIXTURES AND FITTINGS

The property is available To Let as a fully fitted out hairdressing salon and premises with a range of trade fixtures and fittings and equipment to remain in situ, if required.

There is also potential for the ingoing tenant to rent two chairs back to existing stylists. Details on application.

Tenure

The property is immediately available To Let under terms of a new effective FRI Lease by way of service charge at a rental of £12,500 per annum exclusive.

BUSINESS RATES

The Valuation Office Agency website advises a rateable value of £7,900 so ingoing tenant should benefit from significant Small Business Rates Relief. For exact rates payable contact Bridgend County Borough Council Rates Department (Tel: 01656 643643).

EPC

Pending

SERVICE CHARGE

Tenant to enter into property service charge arrangements paying a fixed annual service charge of £500 per annum exclusive.

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 Matthew Ashman**



www.wattsandmorgan.wales

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Registered Office 1 Nolton Street, Bridgend, CF31 1BX

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