

TO LET

Lock-Up Retail/Business Premises
92 Nolton Street
Bridgend
CF31 3BP



- Immediately available To Let on flexible lease terms a self-contained lock-up retail/business unit providing approximately 43sq.m (464sq.ft) NIA
- Available To Let under terms of a new lease on flexible terms at an asking rental of £7,950 per annum exclusive

92 Nolton Street
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LOCATION

The property is situated in a prominent and easily accessible location fronting Nolton Street within Bridgend town centre.

The appearance and accessibility of Nolton Street has improved significantly within recent months as a result of the completion of the Bridgend town centre landscaping works which alongside Nolton Street include the provision of short-term parking bays. Bridgend is the administrative and retailing centre serving Bridgend County Borough with the town attracting a number of multiple retailers and the usual high street banks

DESCRIPTION

The property briefly comprises of a ground floor lock-up retail/showroom premises suitable for a variety of retail or office type uses subject to the obtaining of any necessary planning consents.

ACCOMMODATION

The property briefly provides the following accommodation:-

Retail Sales Area/Showroom: 24.2sq.m

(260sq.ft) NIA

Rear Office/Ancillary (including WC):

18.95sq.m (204sq.ft)

TENURE

The premises are immediately available To Let under terms of a new lease for a term of years to be agreed on a tenant Internal

Repairing and Insuring only basis.

ASKING RENTAL

£7,950 per annum exclusive

BUSINESS RATES

The Valuation Office website advises a rateable value of £4,450 so ingoing tenants should qualify for 100% Small Business Rates Relief.

EPC

This property has an Energy Performance rating of 174 which falls within Band G.

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

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**Please ask for
Dyfed Miles or Matthew Ashman**

www.wattsandmorgan.wales

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