

TO LET

Three Story Shop and Premises
35 Wyndham Street
Bridgend
CF31 1EB



- Immediately available "To Let" a three storey town centre shop and premises suitable for a variety of retail/office/commercial uses subject to the obtaining of any necessary planning consents.
- Provides approximately 72sq.m (777sq.ft) retail sales together with approximately 89.84sq.m (966sq.ft) first and second floor ancillary.
- Immediately available "To Let" on flexible lease terms at a rental of just £6,500 PAX

35 Wyndham Street Bridgend CF31 1EB

LOCATION

The property is situated in a prominent location fronting Wyndham Street within Bridgend town centre.

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. Bridgend enjoys excellent communication links having a main line rail service to London Paddington and with both Junctions 35 and 36 of the M4 Motorway lying within just 3 miles or so. Cardiff lies approximately 20 miles to the east and Swansea approximately 18 miles to the west.

DESCRIPTION

The property briefly comprises of a mid-terraced three storey property that briefly comprises of ground floor retail sales area together with first and second floor office/ ancillary space.

The property has the benefit of an attractive timber double bay shop front with electrically operated security shutter.

ACCOMMODATION

The property briefly provides the following accommodation;_

Ground Floor Sales – 72sq.m (777sq.ft)

First Floor Office/Ancillary – 48.9sq.m (526sq.ft)

Second Floor Office/Ancillary – 40.9sq.m (440sq.ft)

Attic Storage Space

TENURE

The premises are immediately available “To Let” under terms of a new FRI Lease on flexible terms.

RENTAL

£6,500 per annum exclusive

BUSINESS RATES

The Valuation Office Agency website advises a Rateable Value of £9,200 so ingoing tenant should benefit from significant Small Business Rates Relief.

For Rates Payable call Bridgend County Borough Council.

EPC

Pending

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.

ANTI MONEY LAUNDERING

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

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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