

TO LET

Exciting Restaurant/A3 Opportunity
Elder Yard
Elder Street
Bridgend
CF31 1AF



- **Superbly appointed Restaurant premises with optional annex offering up an exciting Restaurant/Leisure opportunity.**
- **Forms part of Bridgend town centre's prestigious Elder Yard development, a major town centre regeneration scheme.**
- **Main Restaurant premises providing approximately 217 sq m (2,337 sq ft) and being made available under terms of a new FRI Lease for a term of years to be agreed.**

Exciting Restaurant/A3 Opportunity

Elder Yard, Elder Street

Bridgend

CF31 1AF

LOCATION

The property is located at Elder Yard fronting Elder Street within Bridgend town centre.

Elder Street benefits from direct pedestrian access off Cross Street, Adare Street, Wyndham Street and Dunraven Place.

Bridgend is the administrative and retail centre serving Bridgend County Borough with the town enjoying excellent road and rail links.

DESCRIPTION

The property briefly comprises a detached two storey Restaurant/Leisure property that has been developed as a conversion/ renovation and development of what was originally workers cottages to now provide for a restaurant/leisure property finished to a very high standard.

The development of the property includes the construction of an impressive fully glazed conservatory to the rear of the property that overlooks a private courtyard area that has been finished again to an exceptional standard.

Brand new "Bushman" wood fired/gas combi pizza oven to remain in situ, if required.

Opening out onto the courtyard area is a self-contained 'annex' offering additional accommodation with potential for a variety of food and leisure uses.

ACCOMMODATION

Ground Floor Restaurant/Kitchen Area – 112 sq m (1,203 sq ft)

Glazed Conservatory – 75 sq m (808 sq ft)

First Floor Ancillary – 30 sq m (326 sq ft)

Total Accommodation: 217 sq m (2,337 sq ft) NIA

Optional Annex – 38.5 sq m (414 sq ft) NIA

TENURE

The property is immediately available To Let under terms of a new full repairing and insuring lease for a term of years to be agreed.

RENTAL

Main Building - £35,000 per annum exclusive

Optional Annex – Rent on Application

TENANT INCENTIVES

Concessionary/stepped rental incentive and/or rent free period available, subject to status.

PLANNING

The property has the benefit of A3 Planning Permission and a full Premises License.

BUSINESS RATES

The Valuation Office advises that the property has a rateable value of £30,750 so rates payable 2018/19 for the main restaurant building of £15,805.50.

VAT

VAT is payable on rent.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly by appointment only through joint letting agents:

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and

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