

# TO LET

**Prime Retail Unit  
8 Adare Street  
Bridgend  
CF31 1EJ**

**WATTS &  
MORGAN**  
Commercial



- Prime town centre shop and premises providing approximately 72.4 sq m (779 sq ft) retail sales together with first and second floor office/ancillary.
- Suitable for a variety of retail, showroom, professional or food/coffee shop uses subject to the obtaining of any necessary planning consents.
- Immediately available "To Let" on flexible FRI lease terms at a rental of £19,950 PAX.

# Prime Retail Unit 8 Adare Street, Bridgend CF31 1EJ

## LOCATION

The property is located in a prime retailing location within Bridgend Town Centre. Other occupiers in close proximity include Thomas Cook, O2, H Samuel, Vodafone, Monsoon, Accessorize, Carphone Warehouse and Holland & Barratt.

Bridgend is the principle retailing and administrative centre serving Bridgend County Borough. The town enjoys excellent road and rail links with direct rail connections to London Paddington and with Junctions 35 and 36 of the M4 Motorway lying within 3 miles or so.

## DESCRIPTION

The property briefly comprises a Lock-Up Shop and Premises that provides for a well configured retail space having the benefit of an attractive timber shop front together with ground floor ancillary and substantial first and second floor office/ancillary storage and welfare facilities.

Whilst the property is being offered as a whole there is scope to consider a letting of the ground floor only with only minor re-configuration required so as to provide for self-contained upper parts.

The property briefly provides the following accommodation:

**Retail Sales:** 72.4 sq m (779 sq ft)

**Retail Sales ITZA:** 48.7 sq m (525 sq ft)

**Ground Floor Ancillary:** 5.8 sq m (63 sq ft)

**First Floor Office/Ancillary:** 60 sq m (646 sq ft)

**Second Floor Office/Ancillary:** 34.8 sq m (374 sq ft)

## TENURE

The property is immediately available To Let under terms of a new FRI Lease for a term of years to be agreed.

## RENTAL

£19,950 per annum exclusive.

## TENANT INCENTIVES

A concessionary rental and/or rent free period may be made available subject to status.

## BUSINESS RATES

The Valuation Office Website advises a rateable value of £19,750 so rates payable of £9,855.25

## EPC

This Property has an Energy Performance Rating of 112 which falls within Band E.

## VAT

All figures quoted are exclusive of V.A.T. 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**

**Tel: (01656) 644288**

**Email: [commercial@wattsandmorgan.wales](mailto:commercial@wattsandmorgan.wales)**

**Please ask for Dyfed Miles or Kate Harris.**

[www.wattsandmorgan.wales](http://www.wattsandmorgan.wales)

Watts & Morgan is a trading name of Watts & Morgan LLP. Registered in Wales Partnership No. 0C306058  
Registered Office 1 Nolton Street, Bridgend, CF31 1BX

Watts & Morgan LLP for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract; (ii) no person in the employment of Messrs. Watts & Morgan has any authority to make or give any representation or warranty whatsoever in relation to this property.