

TO LET

**Prime Retail Unit
2 Caroline Street
Bridgend
CF31 1DQ**

**WATTS &
MORGAN**
Commercial



- Prominent and imposing town centre property with the benefit of retail frontages onto both Queen Street and Caroline Street.
- Historic town centre property of charm and character that has undergone a comprehensive renovation and refurbishment so as to now provide immaculate accommodation.
- Suitable for a variety of retail, office, food/leisure uses subject to the obtaining of any necessary planning consents.
- Immediately available To Let under terms of a new FRI Lease for a term of years to be agreed.

Prime Retail Unit

2 Caroline Street

Bridgend

CF31 1DQ

LOCATION

The property occupies a prominent and prime retail pitch within Bridgend town centre with the property having the benefit of substantial retail frontages onto both Queen Street and Caroline Street.

Bridgend town centre attracts the usual High Street Banks and a number of multiple retailers with occupiers in close proximity including Barclays Bank, British Heart Foundation, Boots and New Look.

Bridgend is the administrative and retail centre for the County Borough with the town enjoying excellent road and rail links and being conveniently located lying approximately 23 miles west of Cardiff and 20 miles east of Swansea.

DESCRIPTION

This character three storey property has recently undergone comprehensive renovation and refurbishment with the property now featuring dressed stone elevations, 3 No. powder coated aluminium shop fronts/ display windows, hardwood sash windows and part curtain walling.

The ground floor of the property is immediately available having been finished to a clean "shell" finish ready for tenant fit out. The first and second floors have been refurbished throughout and offer optional first and second floor office/ancillary space. All mains services are connected.

ACCOMMODATION

Ground Floor Sales: **106.8 sq m (1149 sq ft) NIA**

Ground Floor Sales ITZA: **61.1 sq m (657 sq ft)**

Optional First and Second Floor Office/ Ancillary Accommodation.

TENURE

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

RENTAL

Ground Floor: £25,000 per annum exclusive

BUSINESS RATES

To be assessed.

EPC

To be provided upon completion of works.

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 joint letting agents:

Messrs Watts & Morgan LLP

Tel: (01656) 644288

Email: commercial@wattsandmorgan.wales

Please ask for Dyfed Miles or Kate Harris

Or

Nick Golunski, Calan Retail

Tel: 02920 537714

www.wattsandmorgan.wales

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