

TO LET

Ground Floor Retail/Office Premises
16 Cowbridge Road
Bridgend
CF31 3DA

**WATTS &
MORGAN**
Commercial



- Ground Floor Retail/ Showroom Unit Providing Approx. 36.9 sq m (397 sq ft) Net Internal are of Retail/Office Space together with one Car Parking space.
- Situated in a Highly Prominent Location fronting Cowbridge Road, one of the main arterial routes running around the outskirts of Bridgend Town Centre.
- Immediately Available To Let either by way of Lease Assignment or Under Terms of a new Sub-Lease for a Term of Years to be Agreed.

Ground Floor Retail/Office Premises

16 Cowbridge Road

Bridgend

CF31 3DA

LOCATION

The property is situated in a highly prominent location immediately fronting Cowbridge Road, one of the main vehicular thoroughfares on the outskirts of Bridgend.

The property is located in an area of mixed Commercial and Residential occupiers, conveniently close to the Town Centre yet highly accessible lying 3 miles or so from Junctions 35 and 36 of the M4 Motorway.

DESCRIPTION

The property briefly comprises of a ground floor lock up retail/office unit, previously occupied by a recruitment agency but being suitable for a variety of retail or alternate office type uses subject to the obtaining of any necessary planning consents.

The property offers an open plan retail space having the benefit of a modern shop front and electrically operated roller shutter security grill.

The open plan sales/office areas provides for approximately 36.9 sq m (397 sq ft) NIA of accommodation together with rear W/C and ancillary storage/kitchen providing a further 4 sq m (43 sq ft) NIA.

The property has the significant benefit of 1 car parking space to the rear of the property.

TENURE

The premises are immediately available To Let either by way of Lease Assignment or the granting of a new Sub-Lease on terms to be agreed.

The property is currently held under terms of a 20 year lease from 3rd March 2006 on effective full repairing and insuring terms at a current rental of £6,250 per annum exclusive.

A new lease direct from the property landlords could potentially be made available. Details on application.

BUSINESS RATES

To be advised.

EPC

This property has an Energy Performance rating of 75 which falls within Band C.

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 selling agents:

Messrs Watts & Morgan LLP

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Please ask for Dyfed Miles or Kate Harris

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