

TO LET

Restaurant/Leisure Opportunity
Queen Street
Bridgend
CF31 1HX

**WATTS &
MORGAN**
Commercial



- Opportunity to acquire a new Lease of a character two storey licensed restaurant and premises located within Bridgend Town centre.
- Immediately available "To Let" under terms of a new FRI Lease for a term of years to be agreed at a rental of £25,000 per annum exclusive.
- Range of fixtures and fittings and equipment available by separate negotiation, if required.

Restaurant/Leisure Opportunity

Queen Street

Bridgend

CF31 1HX

LOCATION

The property known as 'The Old Cottage' located off Queen Street, within Bridgend Town Centre and has the significant benefit of prominent frontage and a second access off The River Walk over the River Ogmore.

Bridgend is the county's retail, leisure and administrative centre with the town benefitting from a vibrant and varied night time economy.

DESCRIPTION

The property briefly comprises a character two storey period property that was completely renovated and redeveloped some ten years or so ago so as to provide for purpose built and very well configured restaurant/leisure accommodation. The character property features exposed dressed stone elevations, exposed beams, vaulted ceilings in part, flagstone flooring with underfloor heating and feature glazed walkway/entrance atrium.

This well configured property has the benefit of a rear courtyard allowing for Al Fresco dining/drinking having the significant benefit of direct access off the River Walk development. Principal accommodation is as follows:-

Ground Floor

Configured as:-

Bar Area

Restaurant area

Providing for approximately 30 covers

First Floor Restaurant Area

Approximately 62 covers

Total Restaurant/bar area

Provides for approximately 132 sq m (1,420 sq ft) and comfortably accommodating 92 covers.

Commercial Kitchen

A very well configured and presented commercial kitchen providing for approximately 31.75 sq m (342 sq ft) NIA

Self-contained Ground Floor cellar

Small admin office

Male/Female/Disabled WC's

Feature covered walkway and attractive rear courtyard.

TENURE

The property is available "To Let" from January 2019 under terms of a new FRI Lease for a term of years to be agreed.

RENTAL

£25,000 per annum exclusive.

BUSINESS RATES

The Valuation Office Agency website advises a Rateable Value of £26,500 so rates payable 2018/19 of £13,621 per annum.

EPC

This property has an Energy Performance rating of 49 which falls within Band B.

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

Please ask for Dyfed Miles or Kate Harris

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.