

TO LET

Prime Shop and Premises  
19 Adare Street  
Bridgend  
CF31 1ET



- Immediately available To Let a prime town centre shop and premises being suitable for a variety of retail, office or food and beverage type uses subject to the obtaining of any necessary planning consent.
- Well configured premises provides for 85 sq.m (916 sq.ft) NIA of retail sales together with approximately 72 sq.m (772 sq.ft) of first floor ancillary/storage space.
- Immediately available To Let under terms of a new FRI lease for a term of years to be agreed at an asking rental of £23,500 per annum exclusive.

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**19 Adare Street**  
**Bridgend**  
**CF31 1ET**

**LOCATION**

The property is situated in a prime retailing location within Bridgend Town Centre.

Bridgend is the County's principal retailing and business location with the town centre enjoying excellent road and rail links.

The property is located immediately adjacent to Nationwide and Card Factory and with other occupiers nearby including Natwest Bank, Superdrug, The Works and Bon Marche.

**DESCRIPTION**

The property briefly comprises of a ground floor shop and premises most recently occupied for use as a retail travel agent but being suitable for a variety of retail, business, food and beverage uses subject to the obtaining of any necessary change of use planning consent.

The property is well configured and briefly provides the following accommodation:-

Retail Sales: 85 sq.m ( 916 sq.ft ) NIA

Retail Sales ITZA: 56.9 sq.m ( 613 sq.ft )

First Floor Ancillary: 71.8 sq.m ( 772 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**

Asking Rental: £23,500 per annum exclusive .

**TENANT INCENTIVES**

Tenant incentives such as a short rent free period and/or concessionary rental may be made available subject to status.

**BUSINESS RATES**

The Valuation Office Agency Website advises a rateable value of £22,500 so rates payable 2019/20 of £11,835 per annum.

**EPC**

This property has an Energy Performance rating of 117 which falls within a Band E.

**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**

**VIEWING AND FURTHER INFORMATION**

Joint Letting agents:

**Messrs Watts & Morgan LLP**

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

**Please ask for Dyfed Miles or Sara Magness**

**And  
Calan Retail**

**Tel: (02920) 537714**

**Email: [nick.golunski@calanretail.co.uk](mailto:nick.golunski@calanretail.co.uk)**

**Please ask for Nick Golunski**

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