

TO LET

**Lock-Up Shop and Premises
2 Park Street
Bridgend
CF31 4AU**



- **Immediately available To Let a prominently positioned and conveniently located retail/business unit located on the edge of Bridgend town centre.**
- **Suitable for a variety of retail, office, health and beauty, surgery or café/coffee shop uses subject to the obtaining of any necessary change of use planning consent.**
- **Immediately available To Let under terms of a new lease for a term of years to be agreed at a rental of £6,500 per annum exclusive.**

Lock-Up Shop and Premises

2 Park Street

Bridgend

CF31 4AU

LOCATION

The property is situated in a prominent and convenient edge of town location fronting Park Street one of the main vehicular thoroughfares serving the periphery of Bridgend town centre.

The property is located immediately adjacent to An Khang Cantonese and Vietnamese Restaurant and Bridgend Ex-Serviceman's Club.

The property fronts the A48 dual carriageway and lies just a minute or two walk from Bridgend Town Centre.

DESCRIPTION

The property briefly comprises a self-contained ground floor lock-up shop and premises.

The property is ideally suited for a variety of retail, office, health and beauty, surgery or coffee shop/café uses subject to the obtaining of any necessary change of use planning consent. There is a restriction preventing any A3 Takeaway uses.

The property briefly comprises of an open plan showroom area together with a WC.

The property provides approximately 48 sq.m (518 sq.ft) net internal area of accommodation.

TENURE

The property is immediately available To Let under terms of a new Tenant Internal Repairing and Insuring only lease for a term of years to be agreed.

RENTAL

£6,500 per annum exclusive.

BUSINESS RATES

To be assessed; it is envisaged that the ingoing tenant should benefit from significant small business rates relief.

EPC

Pending

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 letting agents:

Messrs Watts & Morgan LLP

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Please ask for Dyfed Miles or Sara Magness

www.wattsandmorgan.wales

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