

TO LET

**The Old Church Business Unit
Tythegston
Bridgend
CF32 0ND**



- Sympathetic conversion of a former church to provide highly attractive office/ business space providing approx. 93 m sq (1003 sq ft) NIA.
- Unique rural location in the hamlet of Tythegston yet conveniently close to both Porthcawl, Bridgend and the M4 motorway network.
- Immediately available To Let at a rental of £12,500 per annum exclusive.

The Old Church Business Unit

Tythegston

Bridgend

CF32 0ND

LOCATION

The Old Church Business Unit is situated in the historic rural estate of Tythegston, an attractive rural yet easily accessible location.

Tythegston lies just ½ mile or so from the A48 dual carriageway approximately 4 miles south west of Bridgend and approximately 3 miles north of Porthcawl. The M4 Motorway at Junction 37 lies within approximately 3.5 miles via the A48 dual carriageway.

DESCRIPTION

The Old Church Business Unit has been created as a result of an extensive and sympathetic restoration of a church premises so as to now provide a unique business unit suitable for a variety of office/showroom or alternative business uses subject to the obtaining of any necessary planning consent.

Whilst the property now provides for modern, essentially open plan business space the restoration and conversion of the property has retained many original features including vaulted ceilings with exposed trusses, original leaded windows and impressive entry door and vestibule. The converted property now provides the following amenities:-

- Unisex and disabled toilets
- Under-floor heating
- Galleried/mezzanine office/board room
- New communication cabling
- Mini Kitchen
- Fast Fibre Broadband
- Ground Source Heating

ACCOMMODATION

The property provides approximately 93 sq m (1,003 sq ft) net internal area of accommodation.

CAR PARKING

Ample car parking to be provided immediately adjoining.

RENTAL

£12,500 per annum exclusive.

TENURE

The premises are immediately available "To Let" on a new internal and repairing and insuring only lease for a term of years to be agreed.

SERVICE CHARGE

Estates Service Charge to be agreed.

BUSINESS RATES

The Valuation Office website advises a rateable value of £9,500. For exact rates payable, tenants are to confirm with BCBC. The incoming tenant should qualify for Small Business Rates Relief.

EPC

The property has an energy rating of 226 which falls within 'Band G'.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT if applicable.

VIEWING

Viewing by appointment through sole letting agents:

Messrs Watts & Morgan

Tel: 01656 644288

E-mail: commercial@wattsandmorgan.co.uk

Please ask for Dyfed Miles or Sara Magness.



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