

# TO LET

**Lock-up Retail/Business Premises**  
**1 Wyndham Street**  
**Bridgend**  
**CF31 1ED**



- The property comprises of a mid-terraced lock-up retail premises featuring modern aluminium shop front and being suitable for a variety of retail, office or health and beauty type uses subject to the obtaining of any necessary planning consents.
- The premises are immediately available To Let at a rental of £8,000 PAX under terms of a new Lease on an effective FRI basis via a service charge.

# Lock-up Retail/Business Premises

## 1 Wyndham Street, Bridgend

### CF31 1ED

#### LOCATION

The property is situated in a busy, secondary retailing location within Bridgend Town Centre with the property having the benefit of dual frontages onto both Wyndham Street and Market Street.

Bridgend is the principal commercial and retailing centre serving the County. The town enjoys excellent road and rail links having the benefit of a mainline direct rail service to London Paddington.

#### DESCRIPTION

The property comprises of a mid-terraced lock-up retail premises suitable for a variety of retail or office type uses subject to the obtaining of any necessary planning consent.

#### ACCOMODATION

The unit has the following approximate net Internal Area:

Shop Depth - 11.3 m

Frontage to Wyndham Street - 5.03 m

Retail Sales Area - 53.1 sq m (571 sq ft.)

Ancillary (WC)

#### TENURE

The premises are immediately available To Let under terms of a new Lease on an effective FRI basis via a property service charge.

#### RENTAL

£8,000 PAX

#### BUSINESS RATES

The Valuation Office Website advises a rateable value of £8,200 so ingoing tenant should benefit from small business rates relief in part.

#### EPC

This property has an Energy Performance rating of 69 which falls within band C.

#### VAT

All figures quoted are exclusive of VAT.

#### 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](mailto:commercial@wattsandmorgan.wales)**

**Please ask for Dyfed Miles or Kate Harris.**

[www.wattsandmorgan.wales](http://www.wattsandmorgan.wales)

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