

TO LET

1 Wyndham Street
Bridgend
CF31 1ED

**WATTS &
MORGAN**
Commercial



- The property comprises of a mid-terraced lock-up retail premises having the benefit of a dual shop front, featuring modern aluminium shop fronts to both Wyndham Street and Market Street.
- The property is suitable for a variety of retail or office type uses subject to the obtaining of any necessary planning consents.
- The premises are immediately available To Let at a rental of £10,750 PAX under terms of a new Lease on an effective FRI basis via a service charge.

1 Wyndham Street, Bridgend CF31 1ED

LOCATION

The property is situated in a busy, secondary retailing location within Bridgend Town Centre having the benefit of a dual frontage onto both Wyndham Street and Market Street. The Wyndham Street frontage faces the Bridgend Town Public Library and the Market Street frontage faces Family Value and the Job Centre. The prime shopping street of Adare Street lies just 50m or so away and attracts such multiple retailers as Monsoon, Specsavers, Greggs and the usual high street banks and building societies.

Bridgend is the principle commercial and retailing centre serving the county. The town enjoys excellent road and rail links having the benefit of a main line direct rail service to London (Paddington) and lies just two to three miles from both Junctions 35 and 36 of the M4 Motorway.

DESCRIPTION

The property comprises of a mid terraced lock-up retail premises having the benefit of a dual shop front, featuring modern aluminium shop fronts to both Wyndham Street and Market Street. The property is suitable for a variety of retail or office type uses subject to the obtaining of any necessary planning consents.

ACCOMODATION

The unit has the following approximate net Internal Area:

Shop Depth - 11.3 m
Frontage to Wyndham Street - 5.03 m
Frontage to Market Street - 4.03 m
Retail Sales Area - 53.1m² (571 sq. ft.)

Ancillary (WC) - 2.55m² (27 sq. ft.)

TENURE

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

RENTAL

£10,750 PAX

BUSINESS RATES

The Valuation Office Website advises a rateable value of £8,200 so rates payable 2017/18 of £4,091.80.

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

Please ask for Dyfed Miles or Kate Harris.

www.wattsandmorgan.wales

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