

**TO LET**

**Neighbourhood Retail Unit  
Unit 2,  
Elm Crescent  
Bryntirion  
Bridgend  
CF31 4ES**

**WATTS &  
MORGAN**  
Commercial



- **Prominent and conveniently located neighbourhood retail unit situated immediately adjacent to One Stop Convenience Store and Finnegan's Fish & Chip Shop.**
- **Business unit suitable for a variety of possible uses and providing approximately 67.5sq.m (727sq.ft) net internal area of accommodation.**
- **Immediately available To Let under terms of a new FRI Lease for a term of years to be agreed at a rental of £15,000 per annum exclusive.**

**Neighbourhood Retail Unit  
Unit 2  
Elm Crescent  
Bryntirion  
Bridgend  
CF31 4ES**

**LOCATION**

The property is situated in a prominent and easily accessible location fronting Elm Crescent located just off the A473 Carriageway, one of the principal arterial routes into Bridgend town centre and within a road count of over 9,000 vehicles per day.

The property is located on the edge of Bryntirion and Broadlands, two large housing estates conveniently located close to Bridgend town centre.

**DESCRIPTION**

The property briefly comprises of a mid-terraced lock-up shop and premises forming part of a new mixed use development which briefly comprises of three retail units with first and second floor residential accommodation above. Unit 1 has been let to One Stop Convenience Store and Unit 3 to Finnegan's Fish & Chip Shop.

**ACCOMMODATION**

Unit 2 – 67.5sq.m (727sq.ft)

**TENURE**

The unit is immediately available To Let under terms of a new Lease on effective FRI terms for a term of years to be agreed.

**RENTAL**

£15,000 per annum exclusive.

**BUSINESS RATES**

To be assessed.

**EPC**

To be confirmed.

**VAT**

VAT is payable on rent.

**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**

**Tel: (01656) 644288**

**Email:**

**commercial@wattsandmorgan.co.uk**

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

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

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