

TO LET

Lock-Up Shop and Premises
29/31 Market Street
Bridgend
CF31 1LJ

**WATTS &
MORGAN**
Commercial



- Immediately available To Let a town centre shop and premises providing approximately 97.5sq.m (1049sq.ft) net internal area of retail sales.
- Until recently occupied as a Bookmakers but suitable for a variety of retail, office or alternate food and leisure, health care/beauty uses subject to the obtaining of any necessary change of use planning consent.
- Immediately available To Let under terms of a new effective FRI Lease for a term of years to be agreed at an asking rental of £9,950 per annum exclusive.

**Lock-Up Shop and Premises
29/31 Market Street
Bridgend
CF31 1LJ**

LOCATION

The property fronts Market Street within Bridgend Town Centre. The property is located close to Bridgend town's main bus station with other occupiers in close proximity including Home Bargains and Job Centre Plus.

Bridgend is the administrative and retail centre for Bridgend County Borough with the town enjoying excellent road and rail links with a main line direct train link to London Paddington and with both Junctions 35 and 36 within a 3 mile or so drive.

DESCRIPTION

The property briefly comprises of an open plan retail shop and premises that is well configured with Male and Female and Customer WC's, staff kitchen and ancillary storage.

ACCOMMODATION

The property briefly provides the following accommodation:-

Retail Sales: 97.5sq.m (1049sq.ft) NIA
Ancillary Kitchen/Storage: 22sq.m (237sq.ft)

TENURE

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

RENTAL

Asking Rental: £9,950 per annum exclusive

BUSINESS RATES

The Valuation Office Agency website advises a rateable value of £15,750 so rates payable 2020/21 of £8,426 NB Qualifying tenants will benefit from 100% rates relief 2020/21

EPC

To be assessed.

VAT

There is no VAT 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

Watts & Morgan is a trading name of Watts & Morgan LLP. Registered in Wales Partnership No. 0C306058
Registered Office 1 Nolton Street, Bridgend, CF31 1BX

Watts & Morgan LLP for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract; (ii) no person in the employment of Messrs. Watts & Morgan has any authority to make or give any representation or warranty whatsoever in relation to this property.