

TO LET

Retail/ Office/ Studio Unit available in  
part or as a whole  
57 Nolton Street  
Bridgend  
CF31 3AE

**WATTS &  
MORGAN**  
Commercial



- Immediately available "To Let" a substantial three storey commercial property that comprises retail frontage, office space and studio office/workshop accommodation. The property is to be made available either as a whole or in part.
- In a prominent position fronting Nolton Street, one of the main arterial routes running into Bridgend Town Centre.
- Immediately available "To let" under terms of a new FRI Lease for a term of years to be agreed with tenant incentives such as a rent free period and/or concessionary rental available to qualifying applicants.

**Retail/ Office/ Studio Unit available in part or as a whole**  
**57 Nolton Street**  
**Bridgend**  
**CF31 3AE**

### **LOCATION**

The property is situated in a prominent and convenient location fronting Nolton Street, within Bridgend Town centre.

Nolton Street is one of the main vehicular and pedestrian routes into Bridgend Town Centre with the street attracting a variety of food and beverage operators, retailers and office/business occupiers.

Bridgend is the administrative and commercial centre serving Bridgend County Borough with the town enjoying excellent road and rail links.

### **DESCRIPTION**

The property briefly comprises of a substantial three storey end of terrace retail/business unit that is suitable for a variety of retail, business or food and beverage type uses subject to the obtaining of any necessary change of use planning consent.

### **ACCOMMODATION**

The property briefly provides the following accommodation:-

#### **Front Property**

Ground floor retail sales – 32.35sqm (348 sq ft) NIA  
Ground floor ancillary – 18.0 sqm (194 sq ft)  
First and second floor ancillary – 43.7 sqm (471 sq ft) NIA

#### **Rear Property**

Ground floor workshop/stores – 69.1 sqm (744 sq ft) NIA  
First floor office/studio – 43.9 sqm (473 sq ft) NIA

### **TENURE**

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

### **RENTAL**

The property is available "To Let" either as a whole or in part at an asking rental of £13,500 per annum exclusive as a whole or £7,000 per annum exclusive for the front property and £7,000 per annum exclusive for the rear property.

### **BUSINESS RATES**

To be assessed

### **EPC**

This property has an Energy Performance rating of 104 therefore falls within a Band E.

### **VAT**

All figures quoted are exclusive of VAT if applicable.

### **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](mailto:commercial@wattsandmorgan.co.uk)**

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



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