



RETAIL OPPORTUNITY

12 Adare Street
Bridgend
CF31 1EJ



TO LET

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28 Windsor Place • Cardiff • CF10 3SG

LOCATION

Bridgend has a primary catchment population of 65,602 people (2011) reflecting a shopping population of 36,106 people. This increases to 127,097 people in the secondary reach area.

The unit is located in a prime corner position in the centre of Adare Street adjoining Vodafone and Superdrug. Other retailers in close proximity include a new Loungers, Poundland, Greggs, Monsoon, Santander and The Works.

ACCOMMODATION

The property comprises a modern corner two storey property over ground and first floor, providing the following approximate floor areas:-

Internal Width	6.17 m	20ft 3in
Ground Floor Sales	113.34 sqm	1,220 sqft
Ground Floor Ancillary	2.79 sqm	30 sqft
First Floor Sales	61.32 sqm	660 sqft
First Floor Stock	35.49 sqm	382 sqft

TENURE

The premises are available by way of a new lease with terms to be agreed.

RENT

£30,000 per annum exclusive.

EPC

We understand the property has an EPC Rating of E:122. A copy of the Energy Performance Certificate is available on request.

RATES

Our inspection of the rating list shows the following assessment for the property:-

Rateable Value	£29,000
Rates Payable (2019/20)	£15,254

Interested parties are advised to check these figures with the Local Rating Authority.

VAT

All figures quoted are strictly exclusive of VAT where applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations 2017, EJ Hales will require any tenant / purchaser to provide proof of identity along with any other required documents.

VIEWING

Strictly by appointment through the joint letting agents, contact:
Philip Gwyther – EJ Hales • Tel: 029 2034 7122 • E-mail: philip@ejhales.co.uk
Nick Golunski – Calan Retail • Tel: 029 2053 7714 • Email: nick.golunski@calanretail.co.uk

E J Hales and the Vendor take no responsibility for any error, mis-statement or omission in these particulars. Measurements are approximate and for guidance only. These particulars do not constitute any offer or contract and neither E J Hales nor anyone in their employ have any authority to make any representation or warranty in relation to the property.

