

Watts & Morgan

TO LET



£25,000 Per Annum

Prime Shop and Premises, 18 Adare Street,
Bridgend Town Centre, CF31 1EJ

- Immediately available To Let a prime town centre lock-up retail/business unit providing approximately (1912 sq.ft) Net Internal Area of retail sales together with ground and first floor ancillary/storage space.
- Situated in a prime retailing pitch with other occupiers in close proximity including Vodafone, H Samuel, Greggs, Bonmarche, EE, Superdrug and Nat West Bank PLC.
- Immediately available To Let at an asking rental of £25,000 per annum exclusive.

Location

The property is situated in a prominent and convenient location fronting Adare Street one of the prime retailing locations within Bridgend Town Centre.

Bridgend is the administrative and retail centre serving Bridgend County Borough with the town attracting a number of multiple retailers and the usual High Street Banks.

Description

The property briefly comprises a substantial two-storey town centre premises briefly comprising of ground floor showroom/retail unit with substantial first floor ancillary accommodation above.

The property has the benefit of an imposing shop front and is considered ideally suited for a variety of showroom/retail uses or alternately health and beauty or food and leisure uses subject to the obtaining of any necessary change of use planning permission.

The property briefly provides the following accommodation: -

Ground Floor Sales- 117.70 sq.m (1,912 sq.ft) 1

Ground Floor Ancillary - 44.03 sq.m (474 sq.ft)

First Floor Ancillary - 110 sq.m (1,184 sq.ft)

Tenure

The property is immediately available 'To Let' under terms of a new Full Repairing and Insuring Lease for a term of years to be agreed.

Rental

£25,000 per annum exclusive.

Business Rates

The Valuation Office Agency website advises a ratable value of £30,250. Rates payable 2026/2027 of approximately £10,587.50 attributing a retail multiplier of 0.35.

VAT

All figures quoted are exclusive of VAT if applicable.

EPC

Energy Rating - Band C

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Anti Money Laundering

In order to discharge its legal obligations, including

under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

Viewing

Strictly by appointment only through joint letting agents:

Messrs Watts & Morgan LLP

Tel: (01656) 644288

Email: commercial@wattsandmorgan.co.uk

Please ask for
Dyfed Miles or Matthew Ashman

Or

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