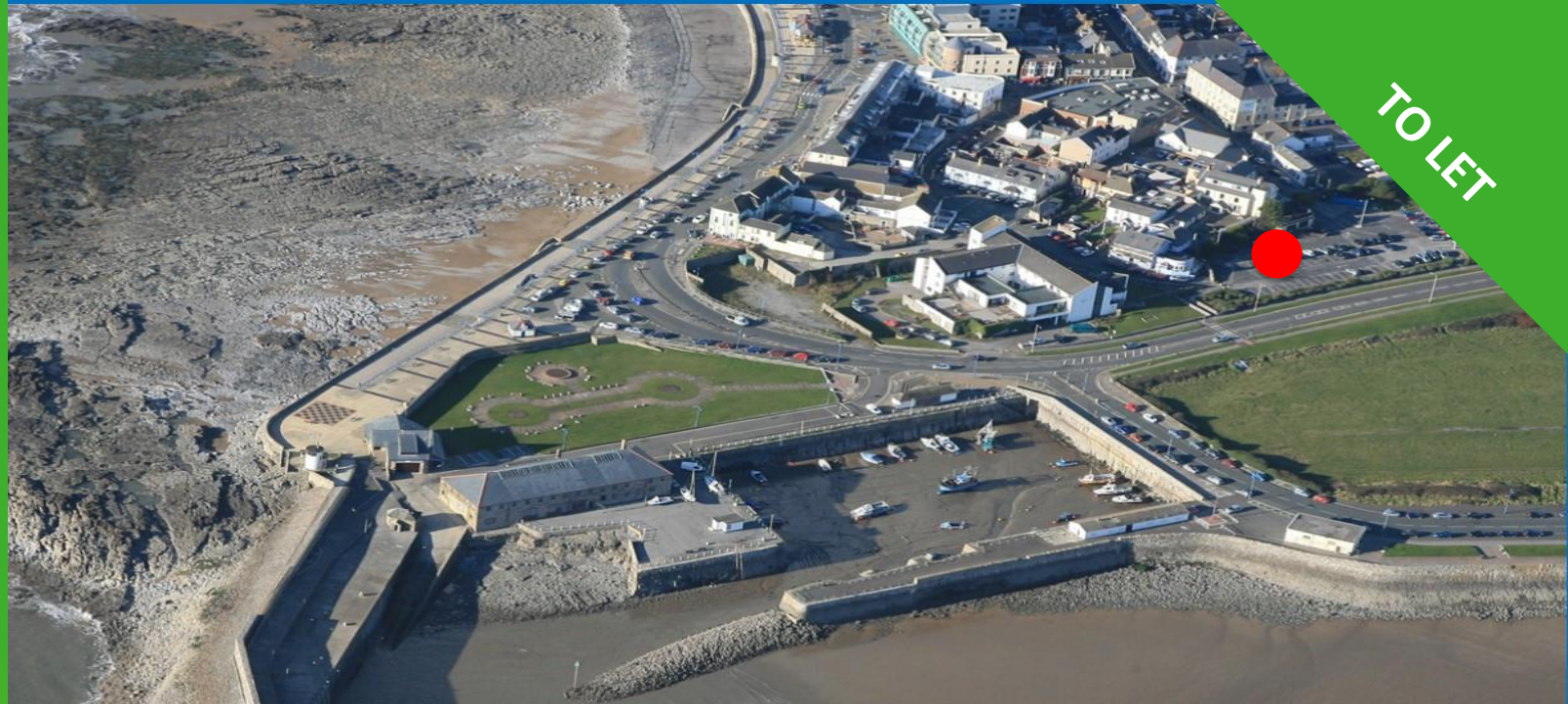
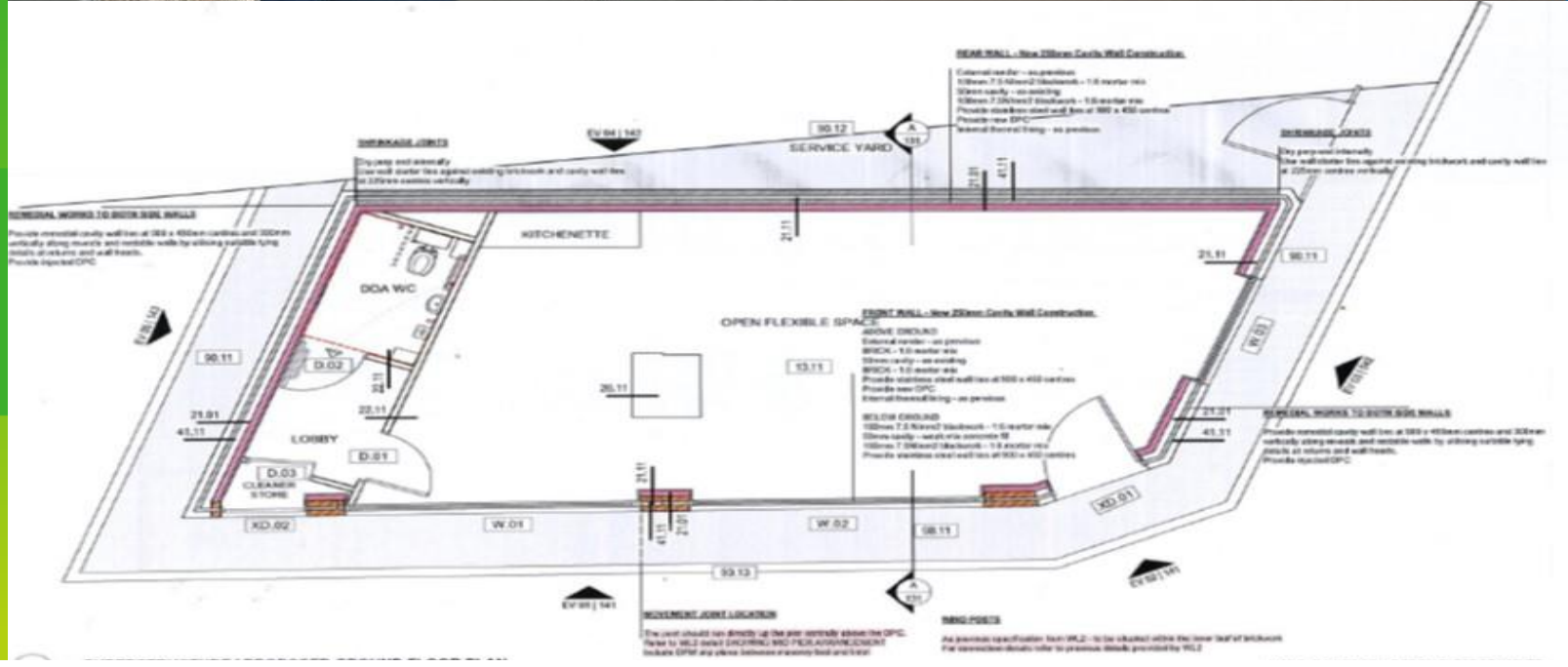


**PROMINENT ROADSIDE UNIT
TO LET**

**THE HARLEQUIN BUILDING
DOCK STREET / PORT ROAD
PORTHCAWL
CF36 3BL**



TO LET



LOCATION

The property is in a prominent location fronting onto the Hillsboro Car Park.

DESCRIPTION

The property was the original Railway Ticket Office and has now been refurbished to provide an attractive ground floor unit.

ACCOMMODATION

Ground Floor Area	520 sqft	48.3 sqm
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There is a possibility of having a small area of outside seating by agreement.

PLANNING

The property is suitable for A1 or A3 use, subject to the appropriate planning permission.

LEASE TERMS

Lease terms are subject to negotiation.

RENT

£10,000 per annum exclusive.

EPC RATING

An Energy Performance Certificate has been commissioned and will be available shortly.

RATES

To be assessed.

VAT

All figures quoted are strictly exclusive of VAT where applicable.

LEGAL COSTS

Bridgend County Borough Council require a contribution towards their costs of £500.

MONEY LAUNDERING REGULATIONS

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

VIEWING

Strictly by appointment through the letting agents, E J Hales, contact:

Terry Melia • Tel: **029 2034 7101** • Email: terry@ejhales.co.uk

Owen Cahill • Tel: **029 2034 7111** • Email: owen@ejhales.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.