TO LET

Lock-Up shop/ Business Unit
27 Wyndham Street
Bridgend
CF31 1EB

- **Immediately available To Let ground floor shop/business unit suitable for a variety of retail, office, business type uses.**
- **Briefly provides a showroom of approximately 36.1 sq.m (388 sq.ft) NIA together with rear office, kitchen, WC and store.**
- **Immediately available To Let on flexible lease terms at a rental of £7,500 per annum exclusive.**

Lock-Up shop/ Business Unit
27 Wyndham Street
Bridgend
CF31 1EB

LOCATION
The property fronts Wyndham Street within Bridgend town centre.

Bridgend is the administrative and retail centre serving Bridgend County Borough with the town attracting the usual high street banks and a number of multiple retailers. The town enjoys excellent road and rail links with the main line rail connection to London Paddington.

DESCRIPTION
The property briefly comprises of a mid-terraced ground floor lock-up shop and premises that is well configured and considered to be suitable for a variety of retail, office or surgery/health and beauty uses.

The property was most recently occupied for use as a recruitment consultants so has the benefit of an existing A2 Planning Consent.

ACCOMMODATION
Retail sales/showroom area – 36.1 sq.m (388 sq.ft) NIA
Rear Office – 11.14 sq.m (120 sq.ft) NIA
Kitchen – 11.18 sq.m (120 sq.ft)
Total Accommodation - 58.42 sq.m (628 sq.ft) NIA

In addition the property has the benefit of a WC and small storage cupboard.

TENURE
The property is immediately available To Let under terms of a flexible lease agreement on a tenant internal repairing and insuring only basis.

RENTAL
£7,500 per annum exclusive

BUSINESS RATES
The Valuation Office Agency website advises a Rateable Value of £6,200 so it is envisaged that the ingoing tenant will benefit from almost 100% small business rates relief.

EPC
This property has an Energy Performance Rating of 72 which falls within a band C.

VAT
VAT is payable 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

Watts & Morgan is a trading name of Watts & Morgan LLP. Registered in Wales Partnership No. OC306058
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.