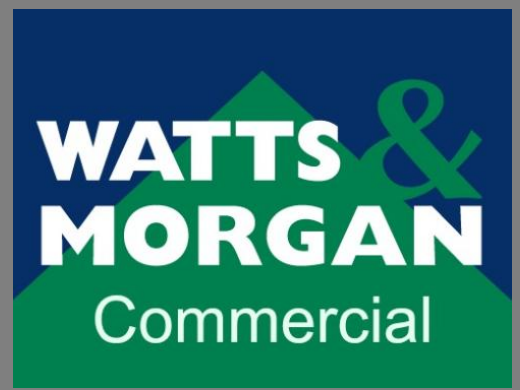


FOR SALE
(BUSINESS NOT AFFECTED)
Town Centre investment Property
1-3 Market Street
Bridgend
CF31 1LL



- Immediately available "For Sale" a town centre investment property that is fully let at a rental of £9,800 per annum exclusive.
- Attractive period property situated in a highly prominent location trading as a licensed coffee shop/sandwich bar with accommodation over three floors.
- Immediately available "For Sale" freehold tenure as a fully let investment property at an asking price of £135,000.

Town Centre investment Property
1-3 Market Street
Bridgend
CF31 1LL

LOCATION

The property is situated in a prominent town centre location on the corner of Market Street and Dunraven Place immediately adjacent to HSBC Bank plc and opposite Bridgend General Post Office.

Bridgend is the administrative centre serving Bridgend County with the town attracting the usual high street banks and a number of multiple retailers.

DESCRIPTION

The property comprises of a very well presented three storey town centre shop and premises that is long established for use as a licensed café/sandwich bar providing well configured and well presented accommodation over three floors. The property briefly provides the following accommodation:-

Ground floor sales - 26.48 sqm (285 sq ft) NIA
First floor dining- 33.0 sqm (355 sq ft) NIA
Second floor ancillary – 26.08 sqm (281 sq ft)
NIA
WC

TENURE

The property is to be sold freehold tenure subject to and with the benefit of the existing tenancy. The property is let to an established limited company under terms of a ten year lease from the 29th January 2020 on tenant full repairing terms. The lease contains tenant only break clauses exercisable January 2022, January 2025 and January 2027 and Rent Reviews January 2023, 2026 and 2029.

SALE PRICE

£135,000.

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 selling agents:

Messrs Watts & Morgan LLP

Tel: (01656) 644288

Email: commercial@wattsandmorgan.co.uk

Please ask for Dyfed Miles or Sara Magness



www.wattsandmorgan.wales

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