emanueljones
chartered surveyors

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6 Ty-Nant Court, Morganstown, Cardiff CF15 8LW

PRIME SHOP TO LET
(BENEFITTING FROM A3 PLANNING CONSENT)

30 ADARE STREET
BRIDGEND CF31 1EJ

LOCATION

The property occupies an excellent location on Adare Street which is the prime retailing thoroughfare. Other retailers in close proximity include Poundland, Bon Marche and Carphone Warehouse as shown on the Goad Extract overleaf.

DESCRIPTION

The property comprises a ground floor shop with first floor ancillary accommodation which is currently used for storage. However this has previously been utilised for sales.

ACCOMMODATION

The property affords the following approximate areas:-

Internal width	24ft. 3ins.	7.39m
Ground floor sales	2137 sq.ft.	198.53 sq.m.
First floor	2000 sq.ft.	185.80 sq.m.
Second floor	487 sq.ft.	45.24 sq.m.

LEASE

The property is available on the basis of a new full repairing and insuring lease for a term of years to be agreed.

RENT

£40,000 per annum.

BUSINESS RATES

We are informed that the rateable value of the property is £68,000. However interested parties should make their own enquiries with the Local Authority.

EPC

The property has an energy performance rating in Band C. A full certificate is available on request.

LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred.

VAT

All figures are exclusive of VAT where applicable.

VIEWING

Strictly by appointment with sole Agents

Emanuel Jones
Contact: David Williams/;Rhys Williams
E mail: David@emanuel-jones.co.uk
Rhys@emanuel-jones.co.uk

SUBJECT TO CONTRACT & AVAILABILITY

Subject to contract & availability: Emanuel Jones for themselves and for the vendors or lessors of this property whose agents they are give notice that: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No reference to any services, fixtures or fittings shall constitute a representation (unless otherwise stated) as to the state or suitability for any intended function. Prospective purchasers or lessees should satisfy themselves as to the fitness of such items for their requirements. No person in the employment of Emanuel Jones has any authority to make or give representation or warrant whatever in relation to this property.

Experian

Bridgend

EMANUEL JONES
CHARTERED SURVEYORS
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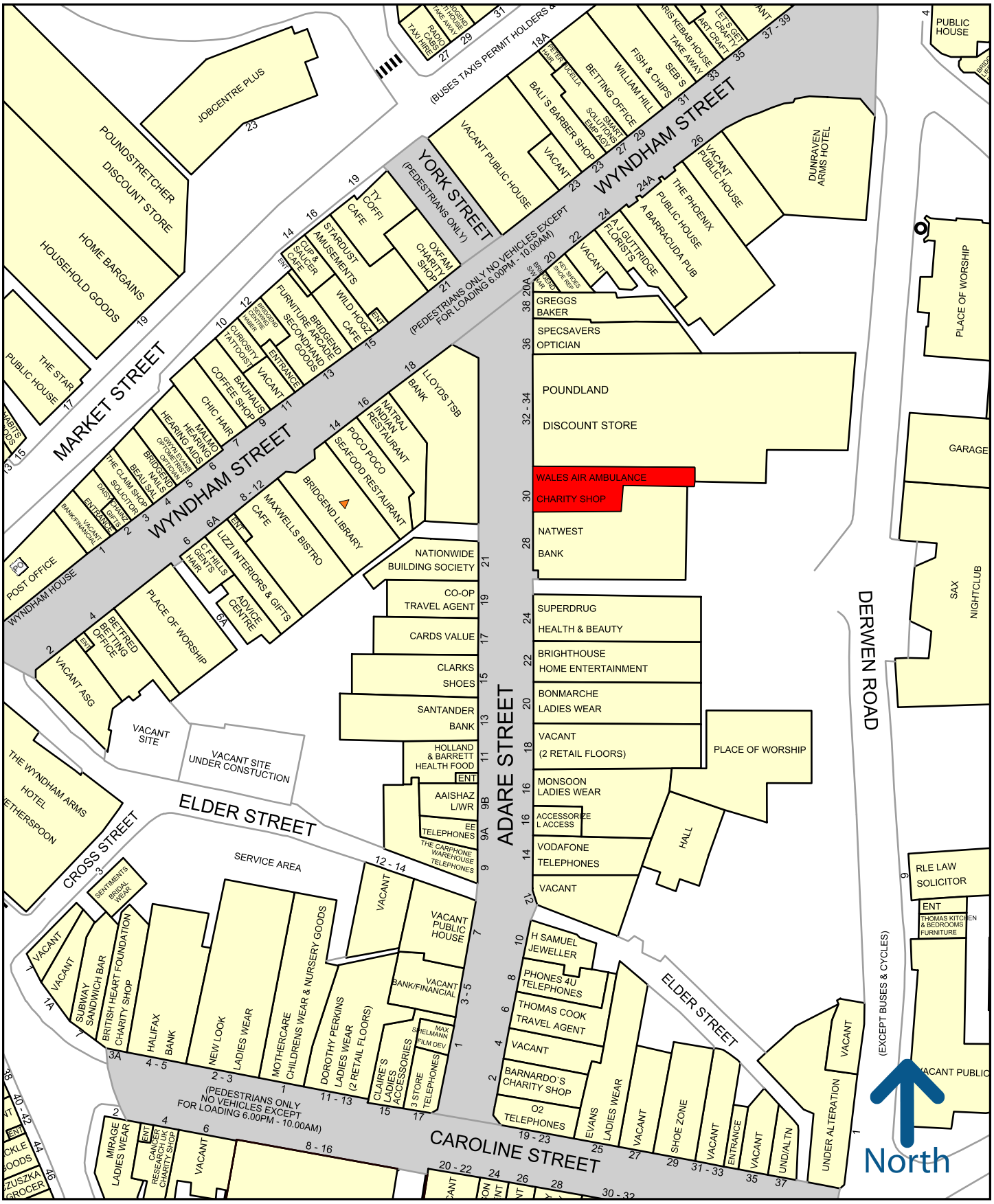

50 metres

Experian Goad Plan Created: 20/05/2014
Created By: Emanuel Jones

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

Mapping sourced from Ordnance Survey

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