



**4 Wyndham Street,
Bridgend, CF31 1EF**

TO LET

**GROUND FLOOR RETAIL UNIT
1,022 ft² (94.92 m²)**

029 2081 1581

- + Large frontage
- + Established retail location
- + A1 and A2 planning use

LOCATION

Bridgend has a population of approximately 39,000 people and lies 20 miles west of capital Cardiff and 20 miles east of Swansea. There are regular bus routes that service the town centre and Bridgend train station is a short distance from the shopping area.

The property occupies a prominent position on the pedestrianised Wyndham Street and is within a short distance to Adare Street, which is the prime retailing thoroughfare within Bridgend town.

Other retailers in close proximity include the Post Office, Peter Alan estate agents and HSBC.

DESCRIPTION

The property comprises a ground floor sales area with staff, male and female W/C and a kitchen towards the rear.

ACCOMMODATION

The property provides the following apporoximate areas;

Ground Floor Sales 1,022 ft² | (94.92m²)

LEASE TERMS

The property is currently held on a full repairing and insuring lease expiring on the 19th July 2022 with a passing rent of £25,000 per annum.

The property is available by way of an assignment of the existing lease or a sublease.

Additionally, subject to covenant strength, the landlord would consider granting a new lease on terms to be agreed.

USE

It is understood that the property benefits from both A1 and A2 planning use.

RENT

£25,000 per annum exclusive.

BUSINESS RATES

We are informed that the rateable value of the property is £13,250. We understand that the rates payable for year ending March 2019 is £6,810.

Interested parties should rely on their own enquiries with the Local Authority.

EPC

The Energy Performance Certificate for the premises is available on request.

VAT

All figures are exclusive of VAT where applicable.

LEGAL COSTS

Each party to bear their own legal and professional costs incurred.

VIEWING

Strictly by appointment through sole agents Emanuel Jones:-

Contact: Leo Llewellyn / David Williams
 Email: leo@emmanuel-jones.co.uk
 david@emmanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



January 2019

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 contact. 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.