



11-13 Caroline Street, Bridgend, CF31 1DN

TO LET

HIGH STREET RETAIL UNIT
5,600 sq ft (520.25 sq m)

- + Prime location
- + Large frontage
- + Includes first floor

029 2081 1581

LOCATION

Bridgend is located in south Wales approximately 20 miles west of Cardiff and 20 miles east of Swansea. The M4 motorway runs to the north of the town with both Junction 35 and 36 providing easy access. Bridgend train station is located in the centre of the town with access to Cardiff in 21 minutes and London within 2.5 hours.

Caroline Street along with Adare Street forms the prime retail pitch in Bridgend town centre where both local and national occupiers are present.

There are a number of pay and display car parks in close proximity including the Rhiw multi-storey car park. To the south of the centre is an Asda superstore with a 546-car capacity car park.

Notable occupiers in close proximity to the property include Boots chemist, New Look and Halifax Bank.

DESCRIPTION

The available property is a two-storey mid terraced retail unit comprising ground floor sales area with rear WC's and ancillary space. The first floor provides ancillary accommodation that's currently used as storage.

There is no onsite car parking, however, a number of car parks are located in close proximity.

ACCOMMODATION

The property provides the following approximate areas;

Ground Floor Sales	2,950 sq ft		(274.06 sq m)
First Floor	2,650 sq ft		(246.19 sq m)
Total	5,600 sq ft		(520.25 sq m)

LEASE TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

USE

We understand the property currently has A1 planning use.

There is potential for alternative uses subject to planning consent.

VAT

We understand that the property has been elected for VAT and will be charged where applicable.

**RENT**

£27,500 per annum.

BUSINESS RATES

We are informed that the rateable value of the property is £49,250 and the rates payable for year ending March 2021 is £26,348.75.

Interested parties should make their own enquiries with the Local Authority.

EPC

To be assessed.

LEGAL COSTS

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

VIEWING

Strictly by appointment through sole agents Emanuel Jones:-

Contact: David Williams / Rhys Williams
Email: david@emanuel-jones.co.uk
rhys@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



July 2020

11-13 Caroline Street,
Bridgend, CF31 1DN

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.