



9 Adare Street, Bridgend, CF31 1ET

TO LET

PROMINENT RETAIL UNIT
1,493 ft² (138.70 m²)

- + Large frontage
- + Established retail location
- + A1 and A3 planning use

029 2081 1581

www.emanuel-jones.co.uk

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 Adare Street which is the prime retailing thoroughfare within Bridgend town. Other retailers in close proximity include the Corvo Lounge, CEX and Superdrug.

DESCRIPTION

The property comprises a ground floor sales area with first floor ancillary and second floor office accommodation.

ACCOMMODATION

The property provides the following approximate areas;

Ground Floor Sales	937 ft ²		(87.05m ²)
First Floor Ancillary	321 ft ²		(29.82m ²)
Second Floor Office	235 ft ²		(21.83m ²)
Total	1,493 ft²	 	(138.70m²)

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

It is understood that the property benefits from both A1 and A3 planning use. There is potential for alternative uses subject to planning consent.

RENTAL DEPOSITS / REFERENCES

Prior to any agreement prospective tenants may be requested to provide a rental deposit and/or accountancy and financial references, subject to landlord's discretion.

RENT

£22,000 per annum.

BUSINESS RATES

We are informed that the rateable value of the property is £19,000. We understand that the rates payable for year ending March 2021 is **£10,165.00**.

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

EPC

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

116 This is how energy efficient the building is.

VAT

To be confirmed

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 / Leo Llewellyn

Email: david@emanuel-jones.co.uk

leo@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



July 2020

9 Adare Street,
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