emanueljones

To Let

79 John Street

Porthcawl, CF36 3AY

1,419 sq ft (131.79 sq m)

- High street retail property
- A1 planning
- Quoting £24,250 per annum

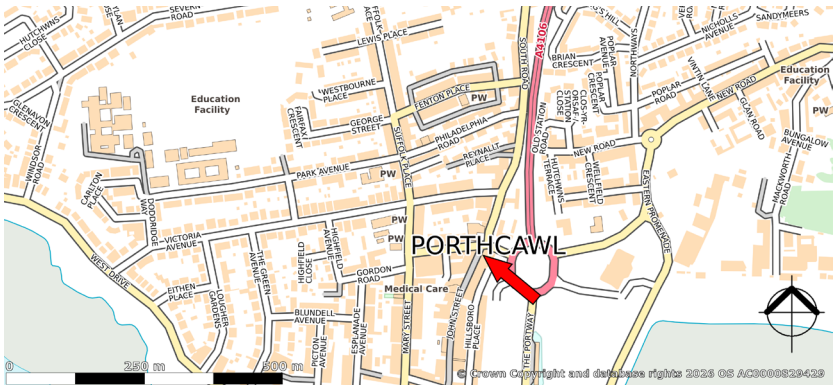
029 2081 1581

www.emanuel-jones.co.uk

Location

The property is located in Porthcawl, an affluent coastal and commuter town located 30 miles west of Cardiff and 20 miles south-east of Swansea. Junction 37 of the M4 Motorway is located approximately 4 miles north of the town, providing access throughout South Wales and beyond. Porthcawl is easily accessible immediately as you exit Junction 37, following the A4229 and A4106 directly south into the centre.

The property itself is situated in a prominent position towards the northern end of John Street and is highly visible by vehicle traffic given the locality to the junction with Lias Road. John Street is the prime retailing thoroughfare within the town and is home to several national and local occupiers, most notably; Costa Coffee, Poundland, The RSPCA and Boots which are all situated nearby.



Description

The available property comprises a self-contained, ground floor retail unit with a large glazed frontage fronting John Street. The unit is arranged to provide a large, open-plan sales area with rear storage space and a WC. The unit benefits from an independent water and electricity supply.

John Street is a pedestrianised road, however, there are numerous public car parks situated close by.

The property provides the following specification:

- Large glazed frontage
- Solid floors
- Electric heating
- Part suspended ceiling with recessed lighting
- Security alarm system
- Independent electricity supply
- Independent water supply

Accommodation

The property provides the following approximate net internal areas.

Description	Area sq ft	Area sq m
Ground floor	1,419	131.79

Rent

Quoting **£24,250** per annum exclusive.

Lease Terms

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

Use

The property has A1 planning consent.

Other uses may be considered subject to obtaining necessary planning consents.

Business Rates

The property has a rateable value of £24,250. Using the 2026/27 UBR (0.350) this equates to rates payable of £ £8,487.50.

Interested parties are advised to make their own enquiries with the local authority.

EPC

The property has an EPC rating in band B.

A copy of the certificate can be provided upon request

VAT

The property has not been elected for VAT.

Legal Costs

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

Viewing

Strictly by appointment only via sole agents Emanuel Jones:-

Contact: Rhys Williams / Luca Piazza

Email: rhys@emanuel-jones.co.uk

luca@emanuel-jones.co.uk

Subject to Contract and Availability.

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Contact Us:

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