

TO LET

**Three Storey Shop and Premises
12 Well Street
Porthcawl
CF36 3BE**

**WATTS &
MORGAN**
Commercial



- Immediately available To Let a very well presented three-storey town centre shop and premises briefly comprising of ground floor showroom with immaculately presented first and second floor office/ancillary space above.
- Situated in a prominent town centre location just off John Street, Porthcawl's prime retail thoroughfare.
- Immediately available To Let under terms of a new FRI Lease for a term of years to be agreed at a rental of £13,000 per annum exclusive.

Three Storey Shop and Premises 12 Well Street Porthcawl CF36 3BE

LOCATION

The property is situated in a prominent location fronting Well Street within Porthcawl town centre. The seaside resort town of Porthcawl is home to a large resident population and has the benefit of an influx of day trippers and holiday makers at the weekends and during holiday periods.

The subject property is located just off John Street, Porthcawl's prime retail thoroughfare and lies just behind Porthcawl's Esplanade and sea front.

DESCRIPTION

The property briefly comprises of an attractive period town centre property that provides immaculately presented accommodation over three floors.

The property was most recently occupied for office use and is suitable for a variety of retail/ showroom, office/business or health care/ professional occupier type use subject to the obtaining of any necessary change of use planning consent.

The property which is DDA compliant has the benefit of a period shop front and internally full gas central heating, door entry system together with intruder and fire alarm.

ACCOMMODATION

The property briefly provides the following accommodation:-

Ground Floor Showroom/Sales Office: 35.7sq.m (385sq.ft) NIA
Kitchen: 3.2sq.m (35sq.ft) NIA
Ancillary Storage: 6.4sq.m (69sq.ft)
Disabled WC
First Floor
Two Individual Offices: 25.5sq.m (274sq.ft) NIA
Second Floor Office/Ancillary: 19.8sq.m (213sq.ft) NIA

TENURE

The property is immediately available To Let under terms of a new Full Repairing and Insuring Lease by way of a fixed property service charge for a term of years to be agreed.

RENTAL

£13,000 per annum exclusive.

BUSINESS RATES

The Valuation Office has advised there is a rateable value of £8,900 so ingoing tenant should benefit from significant small business rates relief.

EPC

This property has an energy performance rating of 52 which falls within a band C.

SERVICE CHARGE

Tenant to enter into the Property Service Charge Scheme paying a fixed Service Charge contribution of £750 per annum towards externally building maintenance and repair.

VAT

All figures quoted are exclusive of VAT if applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly by appointment only through sole letting agents:

Messrs Watts & Morgan LLP

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Please ask for Dyfed Miles or Matthew Ashman

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