



22 Adare Street

Bridgend, CF31 1ET

## Shop to Let

## Potential to take Ground Floor only

2,508 sq ft

(233 sq m)

- Located in a prominent position on the pedestrianised Adare Street.
- Nearby occupiers include: Greggs, Santander, Superdrug and Vodafone.
- Ground Floor Sales and First Floor Ancillary Available.

## Summary

Available Size	2,508 sq ft
Rent	£25,000 per annum
Rates Payable	£19,126.25 per annum
Rateable Value	£35,750
Service Charge	£2,250 per annum
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	C (63)

## Location

The property is situated in a prominent position on the pedestrianised Adare Street within Bridgend Town Centre. Bridgend is the County's principle retailing location and enjoys good access via road and rail links. Bon Marche and Superdrug are adjacent occupiers, with other occupiers nearby including Santander, Greggs, and Vodafone.

## Description

The property comprises a ground floor retail unit with ancillary accommodation located on the first floor accessed internally. Additionally, there is access to the service yard to the rear of the property.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales Area	2,508	233
1st - Ancillary	2,386	221.67
<b>Total</b>	<b>4,894</b>	<b>454.67</b>

## Terms

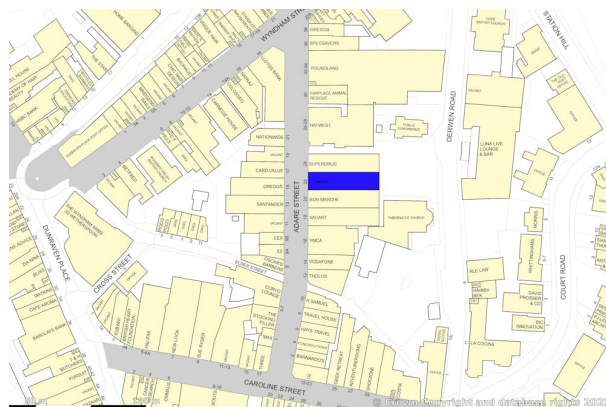
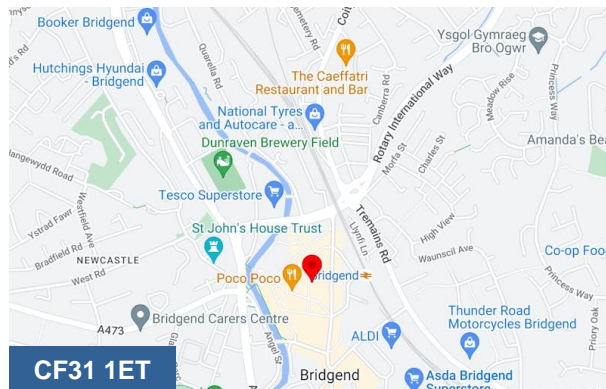
The unit is available to let by way of a new full repairing and insuring lease, terms to be agreed.

## Planning

We understand that the premises benefits from A1 use however other uses will be considered subject to the tenant obtaining all necessary planning consents.

## Viewings

By appointment via sole letting agents Cooke & Arkwright.



## Viewing & Further Information



**Sebastian Branfield**

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