

Commercial

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34-36 Nolton
Street,
Bridgend, Mid Glamorgan,
CF31 3BN
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34-36 Nolton Street,
Bridgend, CF31 3BN

Offers in Excess of **£300,000**



Location
For Sat Nav users: Postcode **CF31 3BN**

The property is situated within the town curtilage of Bridgend and is located on Nolton Street, one of the main arterial routes into the Town Centre.

Nolton Street is accessed immediately via the A473 Cowbridge Road to the south and leads directly into the town centre which is some 200 metres to the north. Nearby occupiers include Wilkinson, Argos Extra and Bridgend Dental Centre.

Description
A prominent end of terrace three storey property comprising a large retail showroom on the ground floor with rear office and further office, storage, kitchen and w/c to the upper floors

The property is in excellent order throughout and has been well maintained.

The property benefits from an enclosed rear courtyard. There is a public car park adjacent.

For Sale due to Retirement.

Accommodation

	sq.m	sq.ft
Ground Floor	82.41	887
First Floor	56.54	608
Second Floor	36.69	395
Total NIA	175.64	1,890

Please note all measurements are approximate and have been undertaken on a Net Internal Area (NIA) basis.

Price
Offers invited in excess of £300,000.

Tenure/Terms
Freehold with Vacant Possession.

Anti-Money Laundering (AML) Regulations
The successful purchaser will be required to provide relevant information to satisfy the agents AML statutory requirements when Heads of Terms are agreed.

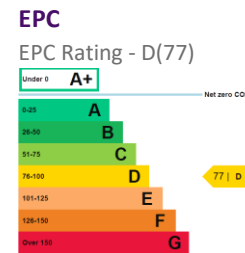
VAT
All figures are quoted exclusive of VAT.

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

Rateable Value/Council Tax
Interested parties are advised to make their own enquiries with the Bridgend County Borough Council in order to verify.

2022/2023 Rateable Value is £16,500 per annum.

The business multiplier for Wales 2022/2023 is 0.535p in the pound.



The Energy Performance Certificate will be available on request.

Viewing Arrangements
Strictly by appointment only through the sole selling agents.

Viewing strictly by appointment through Herbert R Thomas

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These particulars are believed to be accurate, but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.