

Commercial



herbert r thomas

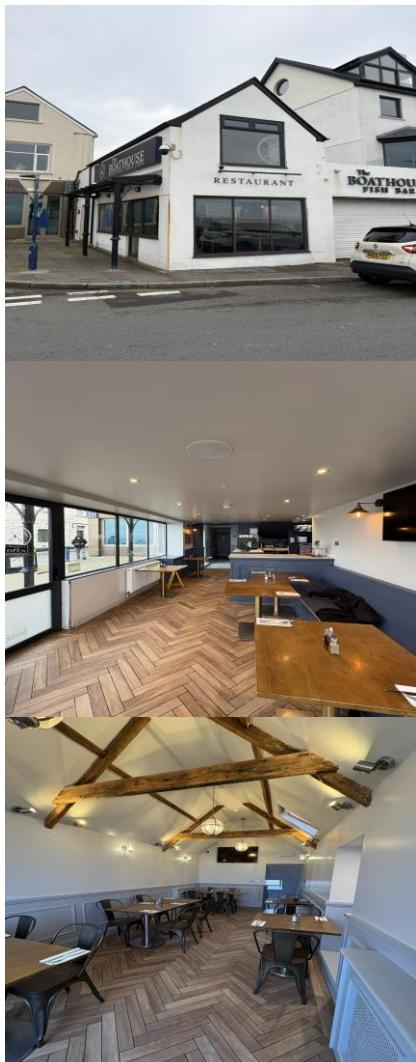
35 Esplanade,  
Porthcawl, Mid Glamorgan,  
CF36 3YR

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35 Esplanade, Porthcawl, Mid Glamorgan, CF36 3YR

Guide Price of £270,000



#### Location

For Sat Nav users: Postcode CF36 3YR

The property is in a prime location on Porthcawl seafront. A short walk is the very successful J Shed redevelopment and the Town Centre shopping.

Porthcawl is a seaside town between Cardiff and Swansea and is a popular destination for holidays, second homes, retirement etc. It is also a Centre for a variety of leisure activities including windsurfing, surfing, golf, visits to the funfair etc. There are also a number of successful Holiday Caravan Parks around the town meaning the location is a very popular tourist base in the region.

#### Description

The property comprises a two-storey retail shop and premises situated in the prime retailing location on Porthcawl promenade. The property is currently occupied by the Boathouse Fish Bar & Restaurant on a 15 year lease.

Internally, the property has recently been refurbished to a high specification and is fitted out to an upmarket fish and chip restaurant. The fish bar is located to the front of the property with customer seating, with additional seating provided on the upper floor.

Externally, the property is built to a traditional standard of construction with masonry elevations under a slate tiled pitched roof.

#### Accommodation

35 Esplanade, Porthcawl, CF36 3YR

	sq.m	sq.ft
Retail area	37.9	407.95
First floor	18.2	195.90
<b>Total NIA</b>	<b>56.1</b>	<b>603.85</b>

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

#### Price

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#### Tenure/Terms

Freehold property, let to the Boathouse Fish Bar & Restaurant on a 15 years from and including 2018, with 7 years remaining on the lease. The tenant has a rolling break option.

The property is let on a Internal repairing lease, contracted outside the provisions of the Landlord and Tenant Act 1954. The current rent is £10,500 per annum. The tenant also occupies 36 Esplanade (to the right of the subject - the garage); however, this is not included in the sale.

#### 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 Council in order to verify.

2026/2027 Rateable Value is £15,250 per annum.

The business multiplier for Wales 2026/2027 is 0.56p in the pound.

#### EPC

EPC Rating - D.

The Energy Performance Certificate is available on request.

#### Viewing Arrangements

Strictly by appointment only through the sole selling agents.

Contact: Will Gamlin

Tel: 02922 671557

Email: williamgamlin@hrt.uk.com

Viewing strictly by appointment through Herbert R Thomas

[hrt.uk.com](http://hrt.uk.com)

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**hrt**  
herbert r thomas

11-12 Jellicoe Court, Atlantic Wharf,  
Cardiff, CF10 4AJ  
02922 671555  
[sales@hrt.uk.com](mailto:sales@hrt.uk.com)

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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.