

Commercial

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To Let

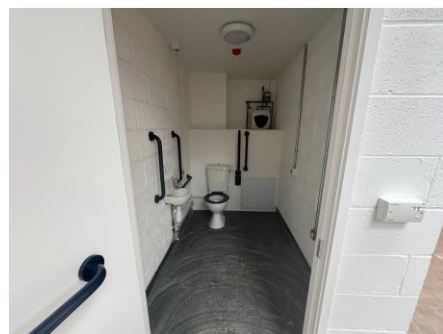
The Old Grain Store,
Fulmar Road, Nottage,
Porthcawl, CF36 3TB

hrt.uk.com



The Old Grain Store, Fulmar Road, Nottage, Porthcawl, CF36 3TB

Available to rent £11,500 per annum



Location

For Sat Nav users: Postcode CF36 3TB

The property is located in the historic town of Nottage, a well-established residential area of Porthcawl. Nottage lies immediately to the north of Porthcawl town centre and benefits from good access to the town's amenities, the seafront and surrounding residential neighbourhoods. The subject property is situated within easy reach of the A4229, providing direct access to Junction 37 of the M4 motorway approximately 4 miles to the north.

Porthcawl is a popular coastal town located on the South Wales coastline, approximately 7 miles south of Bridgend town centre. Bridgend benefits from direct access to the M4 motorway, providing convenient links to Cardiff, approximately 23 miles to the east, and Swansea, approximately 20 miles to the west.

Description

The property formerly operated as a grain store and was granted planning permission in December 2023 (Planning Reference: P/23/278/FUL) for a change of use to Class B1. The unit has since undergone a comprehensive refurbishment, including the installation of a new roof, new roller shutter doors and a new pedestrian access door, together with internal refurbishment, resulting in a well-presented unit.

The unit is of brick and blockwork construction beneath a pitched roof. Internally, it benefits from a concrete floor, roof lights providing good levels of natural light, and WC facilities.

Externally, the property benefits from direct access off Fulmar Road via a private driveway, providing parking for several vehicles.

Accommodation

Industrial Unit

	sq.m	sq.ft
Industrial	154	1,657
Total GIA	154	1657

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

Services

The property benefits from water, drainage and currently single-phase electric. An upgrade to 3 phase supply is taking place, which will provide a capacity of 69kva.

Tenure/Terms

The property is available to let on a new 3 or 5-year full repairing and insuring lease at a rent of £11,500 pa.

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.

Anti-Money Laundering (AML) Regulations

The successful lessee will be required to provide relevant Information to satisfy the agents AML statutory requirements when Heads of Terms are agreed.

Rateable Value & Council Tax

Interested parties are advised to make their own enquiries with Bridgend County Borough Council in order to verify.

EPC

Awaiting the Energy Performance Certificate.

Viewing Arrangements

Strictly by appointment only through the sole selling agents.

Contact: Edward Williams
Tel: 07860 643921
Email: edwardwilliams@hrt.uk.com

Contact: James Mordecai
Tel: 02922 671555
Email: jamesmordecai@hrt.uk.com

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.