

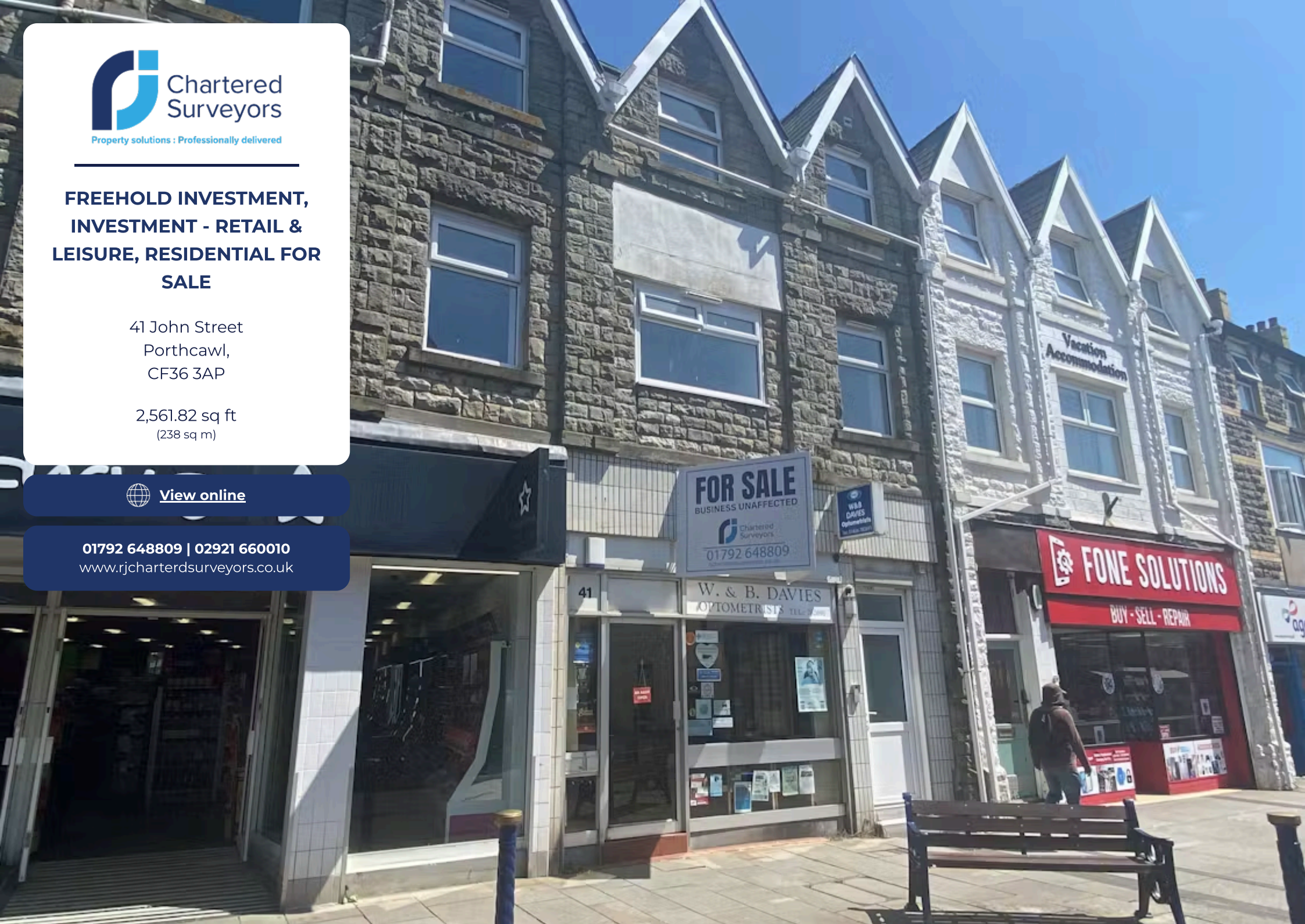
**FREEHOLD INVESTMENT,
INVESTMENT - RETAIL &
LEISURE, RESIDENTIAL FOR
SALE**

41 John Street
Porthcawl,
CF36 3AP

2,561.82 sq ft
(238 sq m)

 [View online](#)

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41 John Street, Porthcawl, CF36 3AP



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Availability

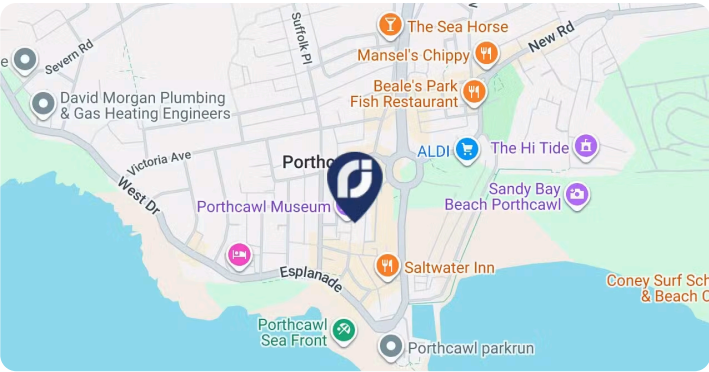
Name	Sq ft	Sq m
Ground - Retail Unit	979.52	91
1st - Residential Flat 1	721.18	67
2nd - Residential Flat 2	861.12	80
Total	2,561.82	238

Specifications & Features

- Ground Floor Retail Let to Wayne & Byron Davies Optometrists Limited
- Prominent High Street Position
- Two newly refurbished 2 bedroom flats to the upper parts sold with vacant possession
- A new 5 year lease will be granted to Wayne & Byron Davies Optometrists Limited at a rent of £18,500 per annum upon completion.
- Estimated rental value once fully let £37,500 per annum

Further Information

- [View On Website](#)



Location

The property occupies a prominent position on John Street within Porthcawl Town Centre

John Street is regarded as Porthcawl's principal retailing destination and benefits from strong pedestrian footfall, with a range of national and local occupiers including Superdrug, The Post Office, Costa Coffee, Poundland and Coral.

Porthcawl is a popular and well-established seaside resort town, serving both a substantial resident population and a significant influx of visitors and tourists throughout the year, particularly during weekends and the summer holiday season.

The town enjoys excellent connectivity, lying approximately 4 miles south of Junction 37 (Pyle Interchange) of the M4 Motorway, providing convenient access to Swansea, Cardiff and the wider South Wales region.

DESCRIPTION

The property comprises a substantial three-storey mid-terrace building, providing a self-contained lock-up retail unit at ground-floor level with substantial residential accommodation above. The ground floor is configured to provide a self-contained retail unit comprising a sales area, three cellular offices/consultation rooms, together with kitchen and W/C facilities. Externally, the property benefits from one allocated car parking space. The upper floors comprise two newly refurbished two-bedroom flats/maisonettes arranged over the first and second floors.

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TERMS

The property is offered Freehold with a new 5 year lease to be granted to Wayne & Byron Davies Optometrists Limited upon completion. A copy of the draft lease is available on request.

EPC DETAILS

Ground floor retail unit: C First floor flat: D Second floor flat: D

PRICE

Offers in excess of £450,000

BUSINESS RATES

Rateable Value: £8,300
Rates Payable: £4,714.40 per annum

LEGAL COSTS

Each party to bear their own costs

EPC

C

Contact Us



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OUR OFFICES

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