



PRIME SHOP TO LET

18 ADARE STREET BRIDGEND CF31 1EJ

LOCATION

This property is located in a 100% prime position in the centre of Adare Street adjoining Bon Marche and Monsoon. Nearby retailers include Poundland, Clarks, Superdrug, Santander and Vodaphone.

DESCRIPTION

The property comprises a ground floor shop with first floor ancillary accommodation.

ACCOMMODATION

The property affords the following approximate areas:-

Internal width	23ft.10ins.	7.26m
Shop depth	95ft. 2ins.	29.02m
Ground floor sales	2114 sq.ft.	198.53 sq.m.
First floor ancillary	1290 sq.ft.	119.84 sq.m.

LEASE

The property is available on the basis of a new full repairing and insuring lease for a term of years to be agreed.

RENT

£37,500 per annum exclusive.

BUSINESS RATES

We are informed that the rateable value of the property is £74,000. However interested parties should make their own enquiries with the Local Authority.



EPC

The property has an energy performance rating in Band C. A full EPC certificate is available on request.

LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred.

VAT

All figures are exclusive of VAT where applicable.

VIEWING

Strictly by appointment with joint Agents

Emanuel Jones

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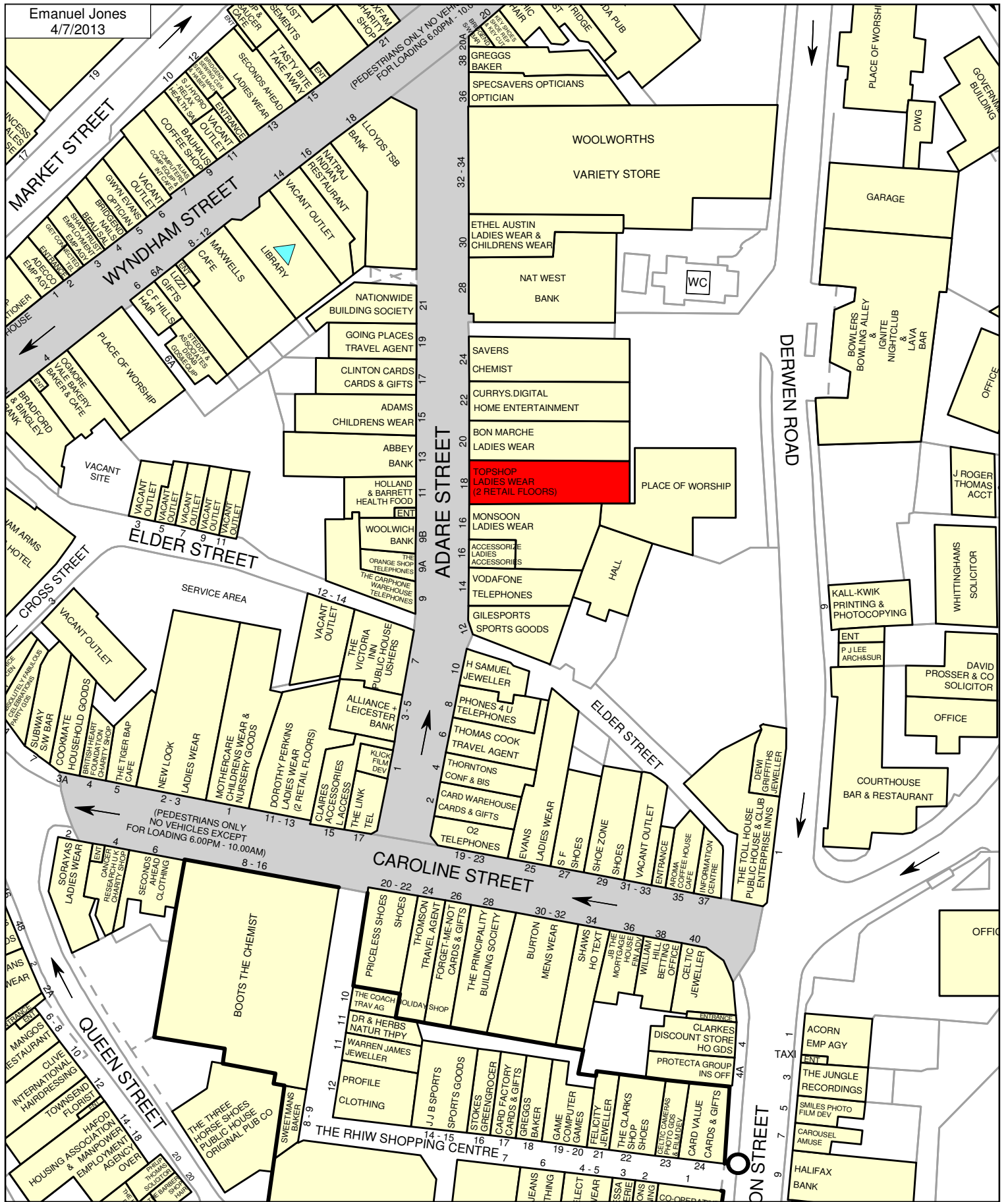
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SUBJECT TO CONTRACT & AVAILABIL



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CHARTERED SURVEYORS

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