



029 2081 1581 www.emanuel-jones.co.uk

6 Ty-Nant Court, Morganstown, Cardiff CF15 8LW

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

Contact: David Williams/Tomas Souto E mail: <u>David@emanuel-jones.co.uk</u> Tom@emanuel-jones.co.uk

E.J. Hales

Tel: 029 20347130 Contact: Matthew Morgan/Philip Gwyther <u>matthew@ejhales.co.uk</u> <u>Philip@ejhales.co.uk</u>

SUBJECT TO CONTRACT & AVAILABIL

Subject to contract & availability: Emanuel Jones for themselves and for the vendors or lessors of this property whose agents they are give notice that: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No reference to any services, fixtures or fittings shall constitute a representation (unless otherwise stated) as to the state or suitability for any intended function. Prospective purchasers or lessees should satisfy themselves as to the fitness of such items for their requirements. No person in the employment of Emanuel Jones has any authority to make or give representation or warrant whatever in relation to this property.

