



£13,500 Per Annum

Two-Storey Retail/Business Unit, Dinashouse, Wick Road, Vale of Glamorgan, CF35 5BL

- Immediately available To Let a Two-Storey Retail/Business Unit briefly comprising of ground floor retail/showroom space, ground floor ancillary/secondary retail together with substantial first floor ancillary accommodation currently laid out as residential accommodation, in part, but considered suitable for a variety of alternative uses.

- Long established for hair and beauty use but considered suitable for a variety of alternate retail/showroom/commercial uses subject to the obtaining of any necessary change of use planning permission

- Immediately available To Let as a whole under terms of a new lease for a term of years on Tenant Internal Repairing and Insuring only terms at a rental of £15,000 per annum exclusive

Location

The property is situated in a convenient out of town location within the village of Ewenny approximately 2 miles south of Bridgend Town Centre.

The property lies immediately adjoining to the busy Ewenny Garden Centre property.

Ewenny lies approximately 2 miles south of Bridgend Town Centre with Junction 35 of the M4 Motorway lying approximately 4 miles to the east.

Description

The property briefly comprises a self-contained two-storey property briefly comprising of ground floor retail/showroom premises together with ground floor secondary retail/ancillary space, kitchen and ancillary storage space.

Substantial first floor accommodation is currently laid out in part for residential accommodation and part commercial. The current residential accommodation comprises of bathroom, fitted kitchen, 3 no bedrooms and large open plan lounge/diner.

Accommodation

Ground Floor Sales: 43.8sq.m (472sq.ft) NIA

Ground Floor Ancillary/Secondary Retail/Showroom: 44.2sq.m (476sq.ft) NIA

Ground Floor Storage/Ancillary: 17.5sq.m (476sq.ft) NIA

First Floor Residential/Ancillary: 102.85sq.m (1,107sq.ft) NIA

Living Accommodation, Fitted Kitchen, Bathroom, 3 Bedrooms, large open plan Lounge.

To the front of the property is a tarmacadam surface car park providing car parking for 3/4 cars. Optional additional car parking spaces within the Ewenny Garden Centre car park by separate agreement.

Tenure

The property is immediately available To Let under terms of a new lease for a term of years to be agreed on a Tenant Internal Repairing and Insuring only basis.

Rental

£13,500 per annum exclusive.

Business Rates

The Valuation Office Agency website advises a rateable value of £6,700 for the ground floor accommodation.

The first floor accommodation is separately assessed.

Details on application.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT if applicable.

EPC

Energy Rating - Band C

Anti Money Laundering

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

Viewing

Strictly by appointment only through sole letting agents:

Messrs Watts & Morgan LLP

Tel: (01656) 644288

Email: commercial@wattsandmorgan.co.uk

Please ask for

Dyfed Miles or Matthew Ashman



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