Watts & Morgan

TO LET



£5,500 Per Annum

First Floor Office Suite, 14a Lias Road, Porthcawl, CF36 3AH

Immediately available 'To Let' a first floor office suite providing approximately 39 sq.m (420 sq.ft) Net Internal Area of Accommodation together with 1 no. car parking space to the rear.

Situated in a prominent and convenient location fronting Lias Road within Porthcawl Town Centre.

Immediately available 'To Let' under terms of a new Internal Repairing and Insuring only lease for a term of years to be agreed at a rental from just £5,500 per annum exclusive.

Location
The property is situated in a prominent and convenient location fronting Lias Road within Porthcawl town centre. The seaside resort of Porthcawl has the benefit of a large residential population and an influx of day trippers and holiday makers at all times of the year but particularly during the summer months and holiday periods. Porthcawl lies approximately 2½ miles of junction 37 of the M4 Motorway and approximately 7 miles south of Bridgend.



Description
The property briefly comprises of a self contained first floor office suite that is suitable for a variety of office and professional uses. The property is configured so as to provide for 4 no. individual offices together with staff kitchen and WC. The property briefly provides approximately 39 sq.m (420 sq.ft) Net Internal Area of accommodation and has the benefit of 1 no. private car parking space to the rear.



Tenure
The property is immediately available 'To Let' under terms of a new tenant Internal Repairing and Insuring only lease for a term of years to be agreed at a rental of £5,500 per annum exclusive. First Floor Office Suite 14 Lias Road Porthcawl Bridgend County Borough CF36 3AH

Business Rates
The Valuation Office Agency website advises a rateable value of approx. £4,250 per annum. NB Ingoing tenant should benefit from 100% small business rates relief.

EPC
Energy Rating - Band C

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

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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