Watts & Morgan

FOR SALE



Asking Price £59,000

Ground Floor Lock-Up Retail Kiosk Unit, 17B New Road, Porthcawl, CF36 5DL

- Attractive Kiosk/retail unit suitable for a variety of uses such as a Nail Bar, Beautician or Gents Barber.
- Situated in a convenient location on the edge of Porthcawl Town Centre.
- Immediately available for sale freehold tenure at an asking price of £59,000

Location
The property is situated in a convenient location fronting New Road close to Porthcawl town centre. Porthcawl is a busy seaside resort town that has the benefit of a large resident population and an influx of holidaymakers during the busy summer season. Porthcawl lies approximately 3 miles from Junction 37 (Pyle Interchange) of the M4 Motorway and approximately 8 miles from Bridgend.

Description
The property briefly comprises a ground floor lock-up retail unit being suitable for uses such as a Nail Bar, Beautician, Coffee Shop or Gents Barber.

Specification includes Iroko hardwood shop front and ceramic tiled floor.

Fixtures and fittings to remain include ceiling fan, 'Louis Poulsen' feature lights and external canopy.

Accommodation
12.7 sq m (136 sqft) Net Internal Area of accommodation.
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Tenure
The premises are immediately available For Sale freehold tenure and with full vacant possession at an asking price of £59,000.

Business Rates
The Valuation Office Website advises a Rateable Value of £2,600 so ingoing occupier should qualify for 100% small business rates relief.

Services
The property has the benefit of mains electricity, water and drainage connected.

EPC
Energy Rating - Band E

VAT
No VAT on Sale Price

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 selling agents:

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