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DUE TO RETIREMENT

FOR SALE

**No.48 John Street,
PORTHCAWL, CF36 3DB**

Substantial High Street Retail Premises
Plus Residential Accommodation



- **Accommodation Over 3 Floors Plus Basement**
 - **Shop Frontage Onto John Street**
 - **Prominently Located**
- **Within Main Pedestrianised Retail Area Of Town**

Location (CF36 3DB)

Porthcawl is a popular tourist and commuting town on the South Wales coast in Bridgend County Borough. It has a population of c. 16,000 and is just 6 over 6 miles to the south-west of Bridgend, and 25 miles west of Cardiff.

Porthcawl has a promenade and several beaches, with a number of hotels and a large caravan park at nearby Trecco Bay. Main access to the town is via the A4229 which links the town to junction 37 of the M4

The property itself is prominently situated within the commercial heart of the town, with frontage directly onto John Street, the main pedestrianised retail high street.



Description

A mid-terraced 3 storey premises plus basement situated within the main pedestrianised retail area of Porthcawl. This Victorian-era property has subsequently undergone substantial refurbishment and enlargement & benefits from the following:

- Extensive ground floor retail accommodation;
- 'Atrium' providing extensive natural light to the rear;
- Residential accommodation on the 1st & 2nd floors;
- Storage/workshop in basement;
- Ground level loading from the rear;
- Public car park to rear.

Mains Services

There is single phase electricity, mains gas, mains water, and mains drainage are connected to the property.

Energy Performance Certificate

To be assessed.

Rateable Value (2023)

Shop & Premises - £20,500
 Rates Payable (2024/25) - £11,521 pa.

Business Support

For further information please contact:

Welsh Assembly Government (Flexible Support for Business) on **03000 60 3000**

Bridgend County Borough Council on **01656 815 315** or business@bridgend.gov.uk

Accommodation (Net Internal Areas)

	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.
GROUND FLOOR			149	1,620
'Front' Retail Area	53	571		
'Central' Retail Area	28	307		
Office	11	121		
Rear' Retail Area	49	535		
FIRST FLOOR			52	557
Front Lounge	21	223		
Kitchen	12	133		
W.C.	5	55		
Rear Bedroom	14	146		
SECOND FLOOR			31	332
Front Room	18	192		
Rear Room	13	140		
BASEMENT			43	463
WC1	3.5	37		
WC2	3	35		
WC/Shower 3	3	33		
Front Stores	18	197		
Garage/workshop	15	161		

Tenure

The property is held **FREEHOLD**.

Quoting Price

Offers are invited.

Sale Of Business

Our clients will also consider selling their existing business which currently successfully trades from the property.

This will be by separate negotiation and further details of the business and stock are available on request from our clients.

Legal Costs

Each party are to be responsible for their own legal costs incurred in this matter.

VAT

All figures quoted are exclusive of VAT.

Viewing

For further information or to arrange an inspection please contact the sole agents:



Michael Bruce MRICS:

Mobile: 07920 144 603
michael@dipsurveyors.co.uk

SUBJECT TO CONTRACT

OCTOBER 2024

IMPORTANT MESSAGE

DLP Surveyors Ltd gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information herein (whether text, plans or photographs) is given in good faith but should not be relied upon as being a statement of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any facilities are in good working order. 4. The photographs appearing in these particulars show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is a reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.