

FOR SALE

**74 Nolton Street,
Bridgend, CF31 3BP**

Prominent Town Centre Property



- Two Storey Premises
- Total Net Internal Area 273 Sq.M. (2,946 Sq.Ft.)
- Prominent Corner Town Centre Location
- Frontage Onto Popular Street

Location (CF31 3BP)

Bridgend is one of the premier business locations in South Wales, situated midway between Cardiff and Swansea. The town is also the preferred location for many existing large employers. Bridgend is also the administrative and retail centre serving the county borough with the town enjoying excellent road and rail links.

The property is situated in a prominent and busy location within Bridgend town centre. The subject property is located on Nolton Street, a busy throughfare into the town centre from the A473 Cowbridge Road.

It occupies a corner position with Chapel Street and is in a location populated by many local business. Other occupiers in the immediate vicinity include Pink Butterfly Brides, and Ashoka, with Wilkinson and The Rhiw Shopping Centre in close proximity.



Description

This comprises a 2 storey end-of-terrace property which has recently been used as consulting rooms and offices. The property has been modernised and is well-presented, and also benefits from the following:

- Rendered & painted external elevations;
- Pitched slate roof;
- Mixture of open plan and cellular rooms;
- Ground floor with suspended ceilings inc. recessed lighting;
- Double glazing throughout;
- Gas fired central heating;
- Kitchen and WC facilities

Accommodation (Net Internal Areas)

	Sq.M.	Sq.Ft.
Ground Floor	138	1,489
First Floor	135	1,457
TOTAL	273	2,946

User

The property is within the existing retail and commercial heart of the town, and was most recently used for an A2 use.

The property may be suitable for other uses and purchasers are advised to seek advice and guidance from the local planning authority.

Mains Services

We understand that mains services are available, including electricity, gas, water, and drainage.

Energy Performance Certificate (EPC)

To be assessed.

Rateable Value (2017)

The property has a rateable value of £13,500. The current rates payable (2019/2020) is c. £7,100 pa.

Tenure

The property is held FREEHOLD.

Terms

The property is immediately available with vacant possession whereby our clients are seeking to dispose of their FREEHOLD interest in the site.

We are instructed to invite offers in the region of **£225,000**.



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

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

JANUARY 2020

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.