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FOR SALE

**NO.105 BRIDGEND ROAD, ABERKENFIG,
BRIDGEND, CF32 9AP**

Small Retail Investment
'High Street' Ground Floor Premises

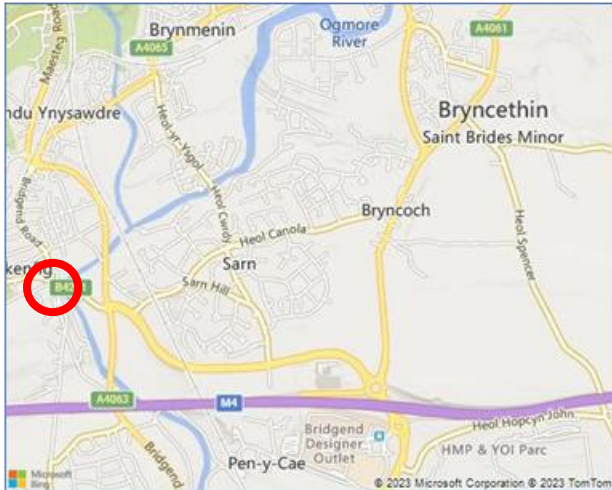


- **Ground Floor Accommodation**
- **Prominently Located Within Heart Of Village**
- **Frontage Onto Main High Street**
- **Let to 'Boe's Beauty' Producing £8,400 per annum**

Location (CF32 9AP)

The property is located in Aberkenfig, a former mining village in Bridgend County Borough. It is located about ½ mile south of Tondy and 1 mile west of Sarn. Bridgend town centre is approximately 4 miles to the south.

The property is within the village centre with frontage onto Bridgend Road which passes directly through the village. Other occupiers in the immediate vicinity include Ladbrokes, a post office, and various restaurants and fast food outlets.



Description

The property comprises the ground floor of a mid-terraced 2 storey premises within the main commercial heart of Aberkenfig, Bridgend.

This property has subsequently undergone substantial refurbishment at ground floor level & benefits from the following:

- Extensive ground floor retail accommodation;
- Currently used as hair dressing salon/beauticians;
- Modern fit-out including main salon area;
- Separate consulting rooms;
- 1 car parking space to rear;
- Public car parking close by.

Tenure

The property is held **FREEHOLD**.

Mains Services

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

Energy Performance Certificate

71 – Band C

Rateable Value (2023)

To be re-assessed.

Accommodation (Net Internal Areas)

	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.
			99.40	1,079
Main Salon	49.9	537		
Inc. store	5.3	57		
Rear Lobby/Seating	14.0	151		
Consult Rm. 1	6.6	71		
Consult Rm. 2	5.7	61		
Rear Consult Rm. 3	12.8	138		
Kitchen	5.9	63		
W.C.	2.2	23		
Rear access	2.4	26		

Current Tenancy

The property is to be formally leased to 'Boes's Beauty'. This will be for a new initial lease term of 3 years at an annual rent of £8,400 per annum.

Quoting Price

The freehold of the property with the benefit of the current tenancy is available.

Offers are invited in the region of **£92,500**.



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

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.