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## TO LET

**MAESTEG MARKET SQUARE,  
MAESTEG, BRIDGEND COUNTY, CF34 9BL.**

Series Of Small Modern Retail Units



- Retail/Business Units From 172 Sq.Ft. to 593 Sq.Ft.
- Within Historic Market Square
- Town Centre Location
- Adjacent To Main Bus Station

## Location (CF34 9BL)

Maesteg lies at the northern-most end of the Llynfi Valley close to the border with Neath Port Talbot. It is approximately 9 miles to the north of Bridgend and 6 miles to the east of Port Talbot. The A4063 provides access to Junction 36 of the M4 which is approximately 8 miles to the south. The B4282/A4107 provides access to Junction 40 of the M4 which is approximately 6 miles to the west.

Maesteg has a population of over 20,000 and historically the grew following the opening of ironworks in the 1820s and 1830s. It is now primarily a dormitory town for the Bridgend, Port Talbot, and Cardiff journey to work areas.

## Market Square

Market Square is situated within the historic town centre and immediately adjacent to both Maesteg Town Hall and the town's main Bus Station.



There has been a market in the town since 1881 when it was originally sited in the basement of the town hall.

Following an extensive refurbishment of the town hall a new market area was relocated to create this new Market Square development following a substantial redevelopment programme. Market Square was officially opened in 2016.

It comprises a series of small retail/trade units surrounding a public courtyard where a number of public events and festivals are held throughout the year.

## Units

Market Square comprises a small retail development of 14 individual retail/trade units situated around Market Square itself.

The individual units range in size from 172 sq.ft. to 593 sq.ft. each benefitting from the following:

- Public facing;
- Shell units allowing for tenant fit-out;
- Separate communal wcs;
- Security shutters;

## Tenant Mix

The development comprises a variety of local businesses including a butchers, delicatessen, café, and hair salon amongst current occupiers. The landlords welcome interest from other types of businesses.

**SUBJECT TO CONTRACT**

**JUNE 2025**

## Trading Hours

The typical permitted trading hours are 8am. to 5pm. Monday to Saturday. The Square is closed on Sundays and securely locked outside of these hours.



## Mains Services

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

## Tenure

Each available unit is on an internal repairing and insuring lease for a minimum term of 3 years whereby after the first 6 months of the tenants shall benefit from a 3 month rolling break option.

## Quoting Rents

Units are available on 'all inclusive' rents which includes rent, and estate service charge. These are payable monthly in advance.

See attached schedule for rents and availability.

## 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](mailto: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@dlpsurveyors.co.uk](mailto:michael@dlpsurveyors.co.uk)

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