

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

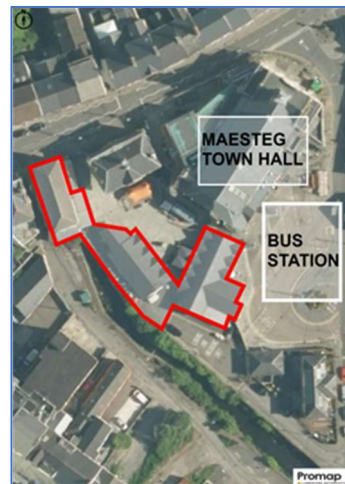
The development comprises a variety of local businesses including a butchers, delicatessen, café, and hair salon amongst current occupiers. The landlords welcome interest from other types of businesses.

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

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

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