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FOR SALE

**52 – 52A NOLTON STREET,
BRIDGEND, CF31 3BP**

Former Take-away Premises Plus First Floor Living Accommodation



- **Ground Floor Comprising Servery, Kitchen & Stores**
 - **First Floor Flat 2 Bedroom Flat**
 - **Prominent Corner Town Centre Location**
 - **Frontage Onto Popular Street**

Location (CF31 3BP)

Bridgend is situated midway between Cardiff and Swansea and is 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 commercial location within Bridgend town centre. It is located on Nolton Street, a busy and popular main throughfare into the town centre from the A473 Cowbridge Road.



Other occupiers in the immediate vicinity include a chemist, dentist, Nolton Art Gallery, Kings Head public house, and Pink Butterfly Brides. The Rhiw Shopping Centre is in close proximity.

Description

This comprises a 2 storey mid-terrace property which has recently been used as a long established take-away business with living accommodation above. Prominently located the property benefits from the following:

- Solid stone & brick elevations;
- Pitched slate roof;
- Rear single storey extension;
- Separate entrance and staircase to first floor flat;
- 2 bedrooms, lounge, kitchen and shower/wc.

Accommodation (Net Internal Areas)

	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.M.
Gnd Floor take-away			1,216	113
<i>Inc:</i>				
Servery/cooking	513	48		
Store/shower	41	4		
Prep. Room	196	18		
Fridge store/wc.	227	21		
Lobby areas				
First Floor Flat			807	75
<i>Inc:</i>				
Bedroom 1	96	9		
Bedroom 2	94	9		
Living Room	126	12		
Kitchen/diner	137	13		
Wc/shower				

SUBJECT TO CONTRACT

JULY 2025

Mains Services

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

User

The property is within the existing retail and commercial heart of the town, and was most recently used for an A3 and residential use. The property may be suitable for other uses and purchasers are advised to seek advice and guidance from the local planning authority.



Energy Performance Certificate (EPC)

The property has a rating of 98 which is Band D

Rateable Value (2023)

The property has a rateable value of £8,400. Business rates payable (2025/26) is c. £4,771 pa.

Tenure

The property is held FREEHOLD.

Quoting Terms

The property is immediately available with vacant possession. Offers are invited in the region of **£285,000**.

Business Support

For further information please contact:

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

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@dlsurveyors.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.