

For sale

77 John Street, Porthcawl, CF36 3AT

Location

The subject property is situated in a tertiary retail location approximately 5 miles south of Bridgend and 26 miles west of Cardiff. Porthcawl can be accessed from the M4 via junction 37 and has roughly a population of 16,005 people (2011 Census).

The area comprises a mix of independent and national retailers including Boots, B&M Bargains, New Look, Peacocks and Greggs. Other banks in the vicinity are Halifax, Principality Building Society, Barclays and Lloyds Bank. The area is the main retail pitch with a small number of vacant units which reflects reasonable demand for this location.

Description

The property is a mid terrace building over ground and first floors constructed of stone construction with elevations being rendered and painted under a pitched roof. Internally specification consists of tiled carpet coverings, suspended ceiling incorporating recessed fluorescent lighting and painted and plastered walls.

Tenure

Freehold

Price

Offers in excess of £350,000.

Business rates

We understand that the property is assessed as follows:

Rateable value: £29,250
UBR (2018/19): £0.514
Rates Payable: £15,034.50

Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.



EPC

The Energy Performance Asset Rating is C-71. A certificate can be made available.

VAT

VAT if applicable will be charged at the standard rate.

Accommodation

Ground floor:	180 sq m	1,938 sq ft
First floor:	95 sq m	1,023 sq ft
Total:	275 sq m	2,961 sq ft

Planning

The premises has the benefit of A2 planning consent.

For further information please contact:

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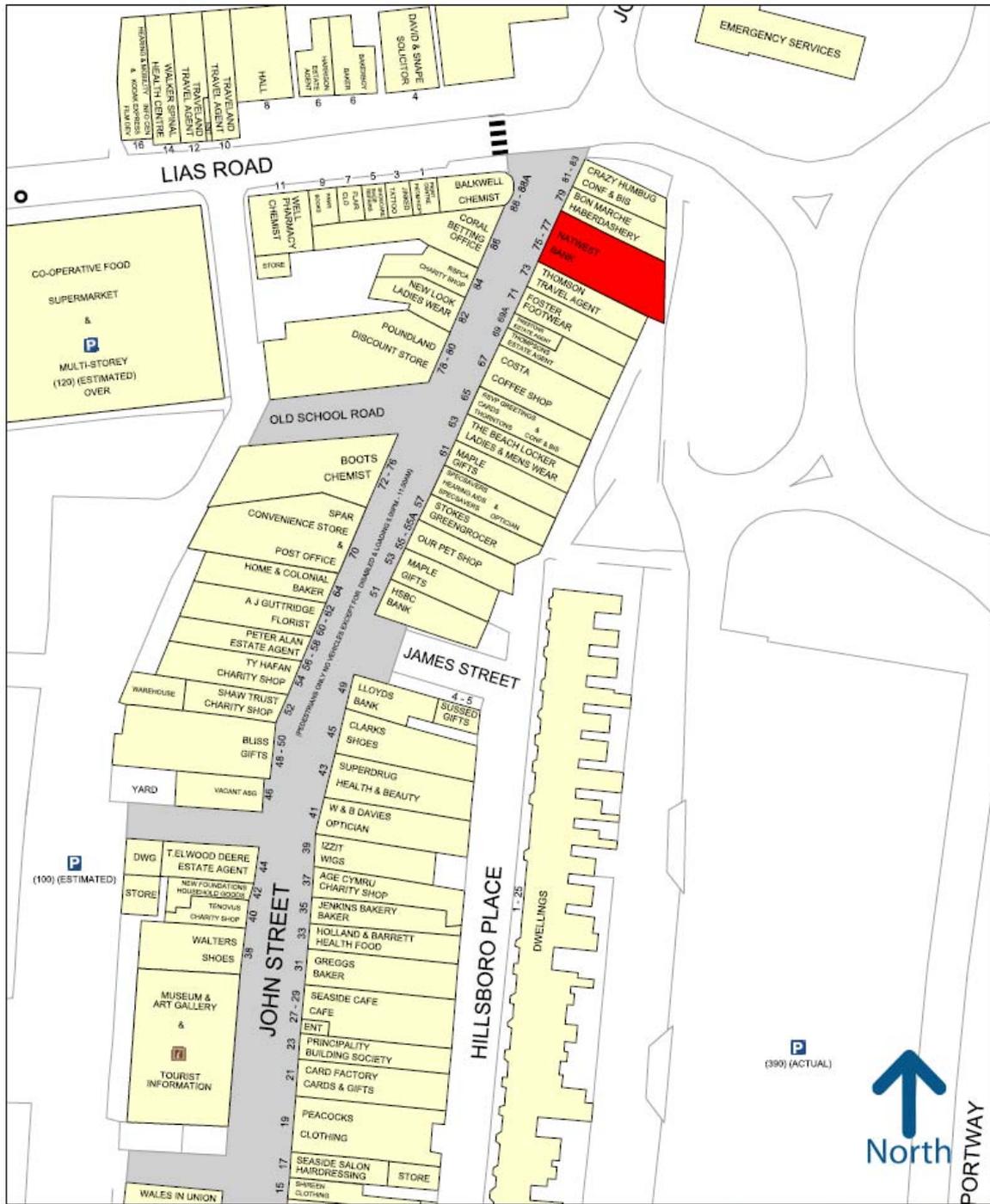
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