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***DUE TO RETIREMENT***

## **FOR SALE**

**No.48 John Street,  
PORTHCAWL, CF36 6BD**

Substantial High Street Retail Premises  
*Plus Residential Accommodation*



- **Accommodation Over 3 Floors Plus Basement**
  - **Shop Frontage Onto John Street**
  - **Prominently Located**
- **Within Main Pedestrianised Retail Area Of Town**

## Location (CF36 6BD)

Porthcawl is a popular tourist and commuting town on the South Wales coast in Bridgend County Borough. It has a population of c. 16,000 and is just 6 over 6 miles to the south-west of Bridgend, and 25 miles west of Cardiff.

Porthcawl has a promenade and several beaches, with a number of hotels and a large caravan park at nearby Trecco Bay. Main access to the town is via the A4229 which links the town to junction 37 of the M4

The property itself is prominently situated within the commercial heart of the town, with frontage directly onto John Street, the main pedestrianised retail high street.



## Description

A mid-terraced 3 storey premises plus basement situated within the main pedestrianised retail area of Porthcawl. This Victorian-era property has subsequently undergone substantial refurbishment and enlargement & benefits from the following:

- Extensive ground floor retail accommodation;
- 'Atrium' providing extensive natural light to the rear;
- Residential accommodation on the 1<sup>st</sup> & 2<sup>nd</sup> floors;
- Storage/workshop in basement;
- Ground level loading from the rear;
- Public car park to rear.

## Mains Services

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

## Energy Performance Certificate

To be assessed.

## Rateable Value (2017)

Shop & Premises - £20,250  
Rates Payable (2023/24) - £10,834 pa.

## 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)

## Accommodation (Net Internal Areas)

	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.
<b>GROUND FLOOR</b>			<b>149</b>	<b>1,620</b>
'Front' Retail Area	53	571		
'Central' Retail Area	28	307		
Office	11	121		
Rear' Retail Area	49	535		
<b>FIRST FLOOR</b>			<b>52</b>	<b>557</b>
Front Lounge	21	223		
Kitchen	12	133		
W.C.	5	55		
Rear Bedroom	14	146		
<b>SECOND FLOOR</b>			<b>31</b>	<b>332</b>
Front Room	18	192		
Rear Room	13	140		
<b>BASEMENT</b>			<b>43</b>	<b>463</b>
WC1	3.5	37		
WC2	3	35		
WC/Shower 3	3	33		
Front Stores	18	197		
Garage/workshop	15	161		

## Tenure

The property is held **FREEHOLD**.

## Quoting Price

Offers are invited.

## Sale Of Business

Our clients will also consider selling their existing business which currently successfully trades from the property.

This will be by separate negotiation and further details of the business and stock are available on request from our clients..

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

**SUBJECT TO CONTRACT**  
**OCTOBER 2023**

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