Retail



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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



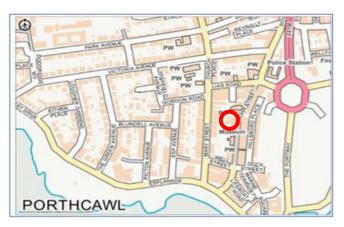


Location (CF36 6BD)

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 southwest 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 1st & 2nd 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

Accommodation (Net Internal Areas)

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

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.

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

SUBJECT TO CONTRACT **OCTOBER 2023**

IMPORTANT MESSAGE