

FOR SALE

**No. 7 Victoria Avenue,
Porthcawl, Bridgend, CF36 3HG**

Three Storey Offices + Ancillary Accommodation

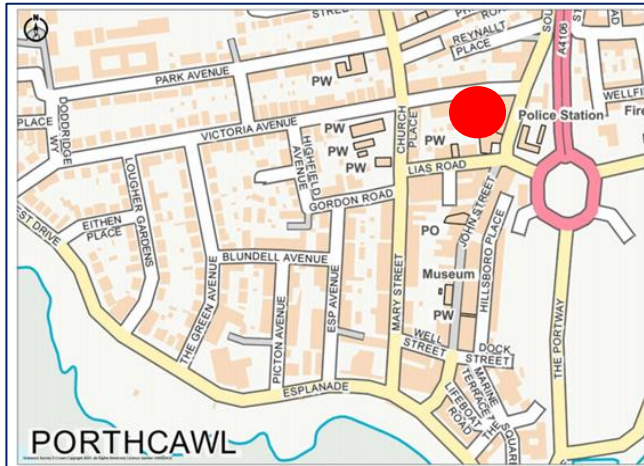


- **Three Storey Offices Totaling Of 141 sq.m. (1,505 sq.ft.)**
 - **Suitable For Residential Conversion**
 - **Located Close To Porthcawl Town Centre**

Location (CF36 3HG)

The property fronts Victoria Avenue in Porthcawl town centre within a parade of similar three storey terraced villa-type houses. It is within a short walking distance of John Street which is the town's principal shopping area, and is also close to the sea front.

It lies in an established residential area although a small number of houses in this area have been converted for commercial use, including a dentist's surgery.



Description

The property comprises a three storey mid-terrace 'residential' property which has been most recently been converted into office use. Dating from circa 1900 it also benefits from the following:

- Solid masonry and cavity walling;
- Pitched roof on main building;
- Mix of upvc and aluminium double glazed windows;
- Wooden staircases to first and second floor levels;
- Single storey garage/workshop to the rear of the property.

Accommodation (Net Internal Areas)

	Sq.M.	(Sq.Ft.)
Ground Floor <i>Inc. 4x. offices</i> Kitchen Wc.	63	676
First Floor <i>Inc: 3x offices</i> Kitchen Wc.	48	511
Second Floor <i>Inc.:2x offices</i> Store Wc.	30	318
Rear Garage/Store	34	365

Mains Services

Mains services, including electricity, gas, water, and gas are connected to the property.

SUBJECT TO CONTRACT

User

The property has most recently been used as office accommodation.

Due to its location it may also be suitable for conversion back into some form of residential use, either as a single dwelling, or conversion into a number of flats/apartments.

Alternatively due to Porthcawl being a seaside/tourist town conversion into holiday lets or a town centre hotel may also be considered (subject to planning).

Energy Performance Certificate (EPC)

The property has an EPC rating of 58 which is within Band "C".

Business Rates (2023)

The property has been sub-divided for Business Rates purposes into a 4 separate assessments, all of which have a Ratable Value of £4,600 or lower.

Terms

The freehold of the property is available 'for sale'.

Quoting Price

Offers are invited.

Business Support

For further advice for businesses please contact:

Bridgend County Borough Council on
01656 815 315 or business@bridgend.gov.uk

Additional assistance may also be available from the Welsh Assembly Government (Business Wales) on **03000 60 3000**.

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
07920 144 603

michael@dipsurveyors.co

OCTOBER 2023

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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.