

# GROUND FLOOR RETAIL UNIT TO LET PRIME TRADING LOCATION

## 46 JOHN STREET, PORTHCAWL, CF36 3BD



### LOCATION

The property occupies a prime retailing location fronting the pedestrianised part of John Street immediately opposite **Superdrug**, with other notable retailers within close proximity including **Holland & Barratt**, **Greggs**, **Card Factory**, **Peacocks** and **Betfred**. There is a public car park directly behind the subject property.

The seaside resort town of Porthcawl has the benefit of a resident population of in excess of 16,000. The area benefits from a large influx of tourists due to the proximity of the coast and nearby attractive beaches.

### ACCOMMODATION

The property is configured providing a self contained shop and premises on ground floor.

The unit has the following approximate net internal floor areas:

GF Retail Sales: 60.47 sq m (650 sq ft)

GF Ancillary: 5.4 sq m (58 sq ft)

*(Interested parties are advised to clarify these areas via an internal inspection)*

### RENTAL / LEASE TERMS

The unit is available by way of a new full repairing insuring lease at a commencing rental of £18,500 pax.

### VAT

We are advised by the client that VAT is not payable.

### LEGAL COSTS

Each party is to be responsible for their own legal and professional costs incurred in this transaction.

### EPC

Ground Floor – D (79)

### RATES

Rateable Value (2017):	£15,250
UBR (2018/2019):	0.514
Rates Payable:	£7,838.50 pa

### VIEWING / FURTHER INFORMATION

Strictly by prior arrangement only with sole agents:

**DTR Surveyors**

**07986 960494 / 029 20 372599**

**David.Rowlands@DTRSurveyors.com**