

Watts & Morgan

TO LET



£8,950 Per Annum

Lock-Up Shop and Premises, 7 New Road, Porthcawl, CF36 5DL

- Situated in a convenient location on the edge of Porthcawl town centre a ground floor lock-up shop and premises suitable for a variety of retail, office or food/leisure uses subject to the obtaining of any necessary planning consent.
- Well configured retail premises providing approximately 62.7 sq m (675 sq ft) net internal sales area.
- Immediately available To Let under terms of a new FRI Lease for a term of years to be agreed at an asking rental of £9.500 per annum exclusive.

Location

The property is situated in a prominent location fronting New Road (Station Hill) in a convenient out of town/edge of town location.

New Road/Station Hill is a busy and vibrant neighbourhood retail/leisure destination located just a couple of minutes' walk from Porthcawl town centre via a pedestrian under-pass with New Road/Station Hill benefiting significantly from on-road car parking.

Description

The property briefly comprises of a ground floor lock-up shop and premises that is suitable for a variety of retail, office, food or leisure uses subject to the obtaining of any necessary planning consent.

The property has the benefit of a modern aluminium shop front and potential for display windows to side elevation.

The property has the benefit of rear loading/unloading and 1 no. off-road car parking space included.

Accommodation

Retail Sales: 62.7 sq m (670 sq ft) NIA
Retail Sales ITZA: 39.7 sq m (427 sq ft)
Ancillary/Storage: 6.9 sq m (74 sq ft)

Tenure

The property is immediately available To Let under terms of a new FRI Lease for a term of years to be agreed at an asking rental of £9,500 per annum exclusive.

Business Rates

The Valuation Office Agency website advises a rateable value of £8,600 from the 1st of April 2026 so the ingoing tenant will benefit from significant small business rates relief. Rates payable to be advised by the Local Rates Authority.

EPC

Energy Rating - Band C

VAT

All figures quoted are exclusive of VAT if applicable.

Legal Costs

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

Anti Money Laundering

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the

successful applicant will agree to provide certain information when Heads of Terms are agreed.

Viewing

Strictly by appointment only through sole letting agents:

Messrs Watts & Morgan LLP

Tel: (01656) 644288

Email: commercial@wattsandmorgan.wales

Please ask for Dyfed Miles or Matthew Ashman



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