

On the Instruction of Barclays Bank Plc

LEASEHOLD AVAILABLE

90 John St, Porthcawl CF36 3DT



Key Features

- Prominent Building
- Conservation Area
- Rear Access

Viewing

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Location

The seaside resort town of Porthcawl has the benefit of a large resident population and a significant influx of holiday makers and day trippers during weekends and holiday periods. The town is located in Wales in the county borough of Bridgend, 25 miles west of Cardiff and 19 miles southeast of Swansea. The property is located on the northern section of John Street.

Description

The property comprises a three-storey building under a pitched slate roof. The accommodation comprises a ground floor banking hall, first floor open plan offices, second floor stores and a basement store. The property comprises of the following approximate floor areas:

Accommodation

Ground Floor	182.65 sq m	1,966 sq ft
First Floor	99.78 sq m	1,074 sq ft
Second Floor	64.57 sq m	695 sq ft
Basement	26.76 sq m	288 sq ft
Total	373.75 sq m	4,023 sq ft

Price

The current passing rent is **£22,500** per annum.

Tenure

The property is available by way of an assignment of Barclays existing lease. The Premises are held on a lease expiring 18th August 2022.

Rates

From information provided by the Valuation Office website we are informed that the current rateable value of the bank is **£23,000**. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

EPC

EPC available on request.

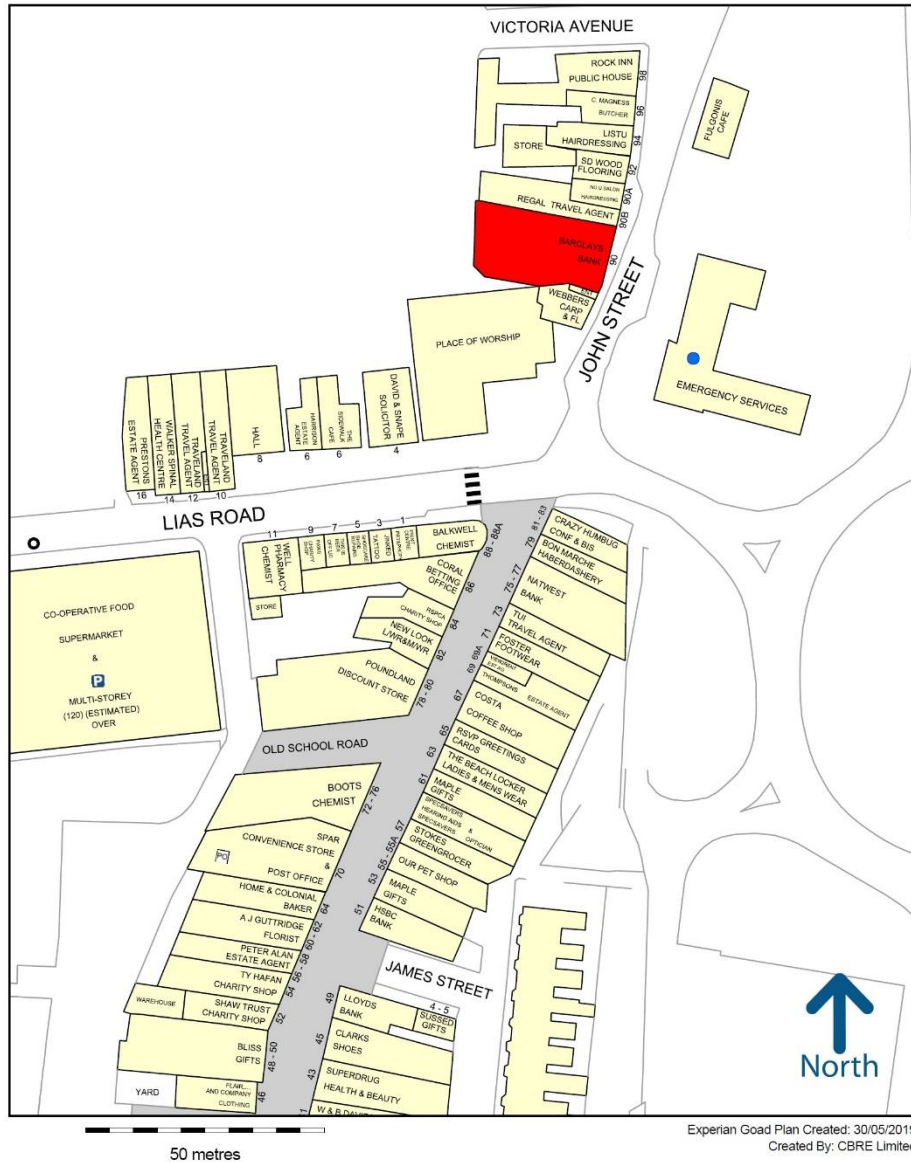
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Porthcawl



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