

Commercial

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49-51 Nolton
Street,
Bridgend, CF31 3AA
hrt.uk.com



49-51 Nolton Street

Annual Rental of £6,500



Location

For Sat Nav users: Postcode CF31 3AA

The property is situated within the town curtilage of Bridgend and is located on Nolton Street, one of the main arterial routes into the Town Centre.

Nolton Street is accessed immediately via the A473 Cowbridge Road to the south and leads directly into the town centre which is some 200 metres to the north. Nearby occupiers include Wilkinson, Argos Extra and Bridgend Dental Centre.

Description

A first floor office suite with access off Nolton Street, providing a large open plan office, manager's office, kitchen and W/C.

The office has recently been refurbished with new carpet and painting.

Accommodation

First Floor

	sq.m	sq.ft
Main Office	51.53	554
Manager's Office	16.1	173
Total	67.66	727
Total NIA	67.66	727

Please note all measurements are approximate and have been undertaken on a Net Internal Area (NIA) basis.

Rent

£6,500 per annum.

Terms

A new lease for a term of years to be agreed.

VAT

VAT All figures are quoted exclusive of VAT.

Legal Costs

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

Rateable Value/Council Tax

Interested parties are advised to make their own enquiries with the Bridgend County Borough Council in order to verify.

2018/2019 Rateable Value is £5,500 per annum.

The business multiplier for Wales 2019/2020 is 0.526p in the pound.

EPC

EPC Rating - E.

The Energy Performance Certificate is available on request.

Viewing Arrangements

Strictly by appointment only through the sole letting agents.

Contact: James Mordecai
Tel: 01446 776385
Email: jamesmordecai@hrt.uk.com

Contact: Amelia Shepherd
Tel: 01446 776379
Email: ameliasherpherd@hrt.uk.com

Viewing strictly by appointment through
Herbert R Thomas

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hrt Est. 1926 **RICS**

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.