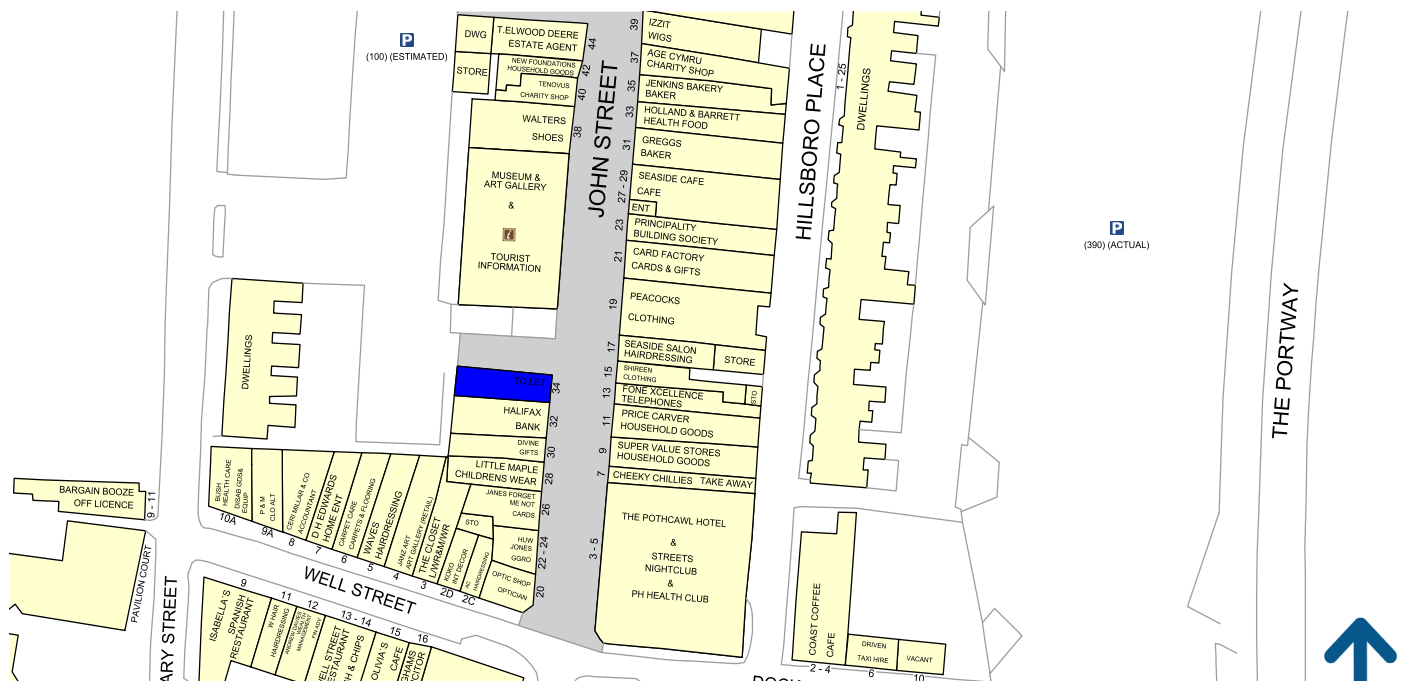


34 JOHN STREET
PORTHCAWL, CF36 3BA



PRIME SHOP TO LET
GROUND FLOOR SALES - 795 SQ FT
SUBJECT TO VACANT POSSESSION



The premises is located within a prime position on John Street, Porthcawl. Nearby occupiers include Halifax, Clarks, Superdrug, Card Factory, Holland & Barratt, Peacocks, B&M Bargains and Greggs. The premises occupies a prominent corner location with an adjacent lane which leads to a rear 100 space public car park

DESCRIPTION

The premises comprises a ground floor retail unit with access into the shop being directly from John Street. The premises is also capable of rear servicing.

TERMS

The premises is available to let via of a new lease for a term to be agreed, on effective full repairing and insuring terms.

Quoting rent **£17,500 pax**

RATEABLE VALUE

The 2017 Rateable Value for the premises is:-

Rateable value: **£13,250**
 Rates payable (2018/2019): **£6,811**

Interested parties are encouraged to make their own enquiries with the Local Rating Authority.

VAT

All figures quoted are strictly exclusive of VAT where applicable.

EPC RATING

E - 119

ACCOMMODATION

The premises provides the following approximate areas and dimensions:

Gross Frontage	6.74 m	22 ft 01 ins
Net Frontage	4.46 m	14 ft 08 ins
Average Internal Width	5.42 m	17 ft 09 ins
Built Depth	17.57 m	57 ft 08 ins
Ground Floor Sales	73.86 sq.m	795 sq ft
Ground Floor Ancillary	11.44 sq.m.	124 sq ft
W/C		

PLANNING

We understand that the premises benefits from A1 use however other uses will be considered subject to the tenant obtaining all necessary planning consents.

LEGAL COSTS

Each party to bear its own costs in dealing with this transaction.



VIEWING

To be arranged via joint letting agents:-

Ryan Pratt ryan.pratt@coark.com 029 2034 6306

Dominic Garner dominic.garner@coark.com 029 2034 6375

REF: RP – JULY 2018

Matthew Morgan mathew@ejhales.co.uk 029 2034 7130

Owen Cahill owen@ejhales.co.uk 029 2034 7111

7/8 Windsor Place, Cardiff CF10 3SX | T 029 20 346346 www.coark.com

Regulated by RICS

Cooke & Arkwright for themselves and for the vendor/lessor of this property whose agents they are give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Cooke & Arkwright for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Cooke & Arkwright nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated. 6. Cooke & Arkwright is a trading name of Cooke & Arkwright Limited.

T 029 20 346346

www.coark.com