

On the Instruction of HSBC Bank plc

SHOP TO LET

MAESTEG, 11 Talbot Street, Bridgend, CF34 9BU



Key Features

- Central pitch
- Rear off-street parking (4 Spaces)
- Lies within Maesteg Conservation Area

Viewing

By appointment via this office:

Nikita Dheir

t: +44 0117 943 5785
m: +44 7802 549306
e: nikita.dheir@cbre.com

Georgie Osborne

t: +44 117 9435 786
e: georgie.osborne@cbre.com

CBRE Limited

Floors 13 & 14 Clifton Heights,
Triangle West
Clifton
Bristol BS8 1EJ

www.cbre.co.uk/retail

Date of Issue 05/04/2017

Location

Maesteg is situated at the northernmost end of the Llynfi Valley, close to the border of Neath- Port Talbot. The town is approximately 7 miles west of Port Talbot, 9 miles north of Bridgend and 27 miles north-east of Cardiff. The property itself is located within the heart of the town and occupies a prominent position on Talbot Street where there is a good range of local and national occupiers. Major retailers within the immediate local vicinity include: **Card Factory, Greggs, Specsavers and New Look.**

Description

The property is of traditional masonry construction arranged over ground, first and second floors. The ground floor comprises of a banking hall, interview rooms, back office functions and 2 rear strong rooms. The first floor comprises of female/ male toilets, a kitchenette and ancillary stores. The third floor comprises of additional stores. The property benefits from a rear yard accessed via Upper Street which provides car parking and loading facilities.

The property comprises of the following approximate floor areas:

Accommodation

Ground Floor	283 sq m	3050 sq ft
First	147 sq m	1579 sq ft
Basement	115 sq m	1238 sq ft
Total	545 sq m	5867 sq ft

Tenure

The property is held on an existing fully repairing and insuring lease for a term of 15 years expiring 03rd June 2023. The next rent review is due on the 4th June 2017 (Annual RPI Linked Review).

Rent

Current rent passing **£50,065** per annum, exclusive.

Terms

The property is available by way of assignment or sublease of the lease.

Rates

The current Rateable Value is **£30,750** and the rates payable are **£15,344.25**. The UBR for 2017/2018 is 49.9p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

EPC

A copy of the energy performance certificate can be made available upon request.

On the Instruction of HSBC Bank plc

SHOP TO LET

MAESTEG, 11 Talbot Street, Bridgend, CF34 9BU



Maesteg



Not to scale

Experian Goad Digital Plans include mapping data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office.

© Crown Copyright and Experian Copyright. All rights reserved. Licence number PU 100017316.

© Crown Copyright, All rights reserved. CBRE Ordnance Survey Licence Number: 100019184

DISCLAIMER: CBRE Limited

CBRE Limited on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Whilst CBRE Limited uses reasonable endeavours to ensure that the information in these particulars is materially correct, any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. CBRE Limited as such cannot be held responsible for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars. 3. No person in the employment of CBRE Limited has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all purchase prices and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

