



FOR SALE – DEVELOPMENT OPPORTUNITY, SUBJECT TO PLANNING

24 VICTORIA AVENUE
PORTHCAWL
CF36 3HG

- Freehold with vacant possession
- Central location in popular coastal town
- Attractive period building, with development potential, subject to planning.

**INFORMAL TENDER/ OFFERS IN EXCESS OF £250,000
BIDS BY FRIDAY 24TH MAY 2019**

LOCATION

Porthcawl is a popular coastal town in the county borough of Bridgend, located approximately 25 miles west of the capital city, Cardiff and 19 miles south-east of Swansea. Junction 37 of the M4 is approximately 3 miles to the north of the town.

DESCRIPTION

24 Victoria Avenue is an early 20th century four storey semi-detached building on a predominantly residential street, which has until recently been used as offices. There is a small lane to the side of the property which allows access to a rear parking area. The property offers significant development potential for alternative use, subject to the necessary planning permissions being obtained.

ACCOMMODATION

The property totals 331.66 sq m (3,570 sq ft) on a Gross Internal Area basis.

TERMS

Unconditional offers, offers conditional upon the receipt of planning permission or alternative proposals are to be submitted in writing to James Williams (james.williams@brinsons.co.uk) by midday on Friday 24th May 2019.

Interested parties are to submit the following information as part of their bid:

Bid amount, conditions upon which their bid is made, name and details of bidder, details of lawyers, details of funding and timescales for exchange and completion.

BUSINESS RATES

We have made online enquiries of the Valuation Office who confirm the following Rateable Values:

Offices and Premises	Rateable Value
Ground Floor Front	£4,300
Ground Floor Rear	£2,950
First Floor Front	£4,200
First Floor Rear	£1,975
Second Floor	£3,200

Uniform Business Rate 2018/19: 51.4

We advise all interested parties should make their own enquires with the Valuation Office Agency and Local Authority in this regard.

PRICE

Informal tender/ offers in excess of £250,000.

VAT

All figures quoted are exclusive of Value Added Tax (VAT). Any interested party should satisfy themselves as to the incidence of VAT in respect of any transaction.

ARRANGE A VIEWING

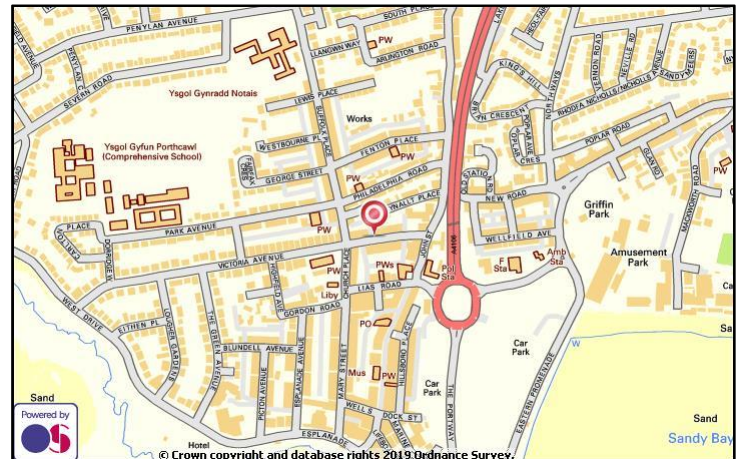
The property will be available to view on either of the following open mornings:

Tuesday 16th April 2019 (11.00 am - 12.30 pm)
Thursday 2nd May 2019 (11.00 am - 12.30 pm)

Brinsons & Birt
67 High Street
Cowbrige
Vale of Glamorgan
CF71 7AF

Contact: James Williams BSc (Hons) MRICS
Tel: 01446 771777
Email: james.williams@brinsons.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY
1714/FEB19



IMPORTANT NOTICE

All measurements are approximate and for illustrative purposes only, photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property. We have been unable to confirm whether certain items in the property are in full working order. The property is offered for sale on the basis. Prospective purchasers are advised to inspect the property and commission an expert report where appropriate.

Brinsons Ltd for themselves and for the vendors or lessors of this property whose agents we are, given notice that's (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract and should not be incorporated into a contract; (ii) no person in the employment of Brinsons Ltd has any authority to make or give representation or warranty whatever in relation to this property and no prospective purchaser should rely on any statement as being either a representation or warranty.

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