

POTENTIAL FOR  
FOOD/TAKEAWAY USE



# TO LET

Retail unit

## 2,730 sq.ft

(254 sq.m)

Unit 1, Quarella Road, Bridgend, CF31 1JS

- Opposite Bridgend Bus Station
- High Footfall Area
- Located close to Spar

**LCP.**

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# Unit 1, Quarella Road, Bridgend, CF31 1JS

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	2,730	254
<b>TOTAL</b>	<b>2,730</b>	<b>254</b>

## Description

Bridgend has a primary catchment population of 65,602 people (2011) reflecting a shopping population of 36,106 people. This increases to 127,097 people in the secondary reach area.

The property occupies a prominent trading location opposite Bridgend Bus Station.

## Rent

£25,000 per annum exclusive.

## Rates

Rateable value of £22,750. Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

## Services

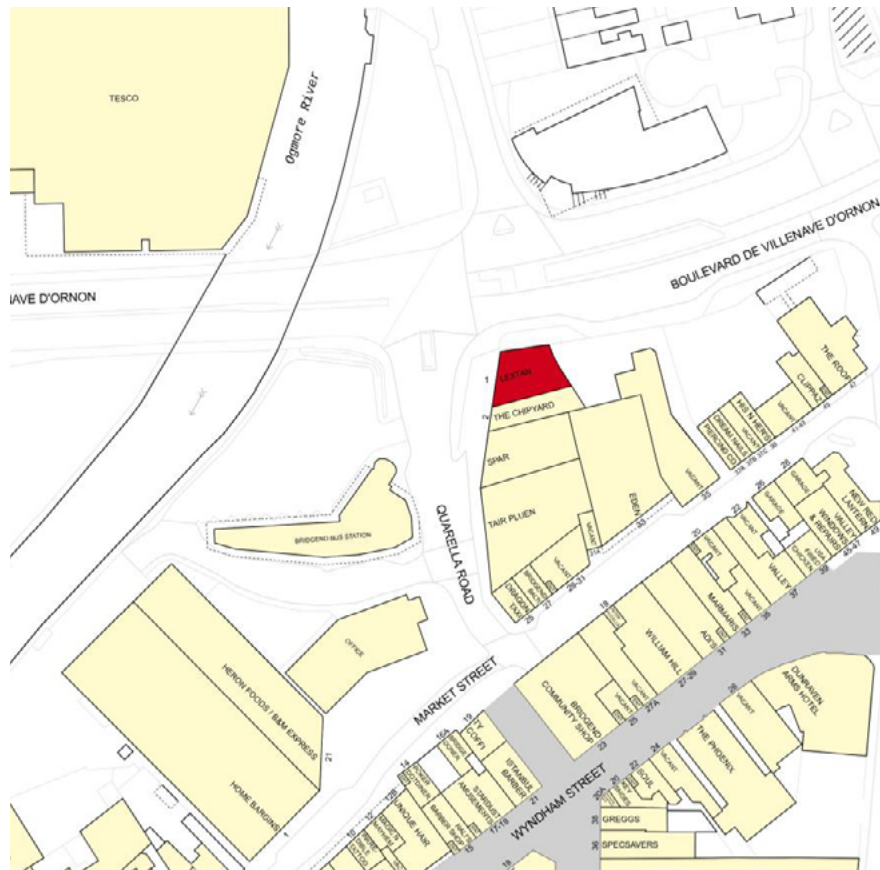
The unit has electricity connected.

## Service Charge & Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

## Energy Performance

Unit 1 has an EPC Rating of D-88. Further information available upon request.



## Planning

We understand that the property has a Class A1 planning consent with potential for class A3 uses

## Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

## Viewing

Strictly via prior appointment with the appointed agents:



Philip Gwyther 07775 910994  
philip@ejhales.co.uk

Owned and Managed by



Alex Williams 07741 951843  
AWilliams@lcpproperties.co.uk

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