

To Be Refurbished

TRADITIONAL FISH & CHIPS

TO LET

Retail Unit

2,730 sq.ft (253.62 sq.m)

Unit 1 Quarella Road, Bridgend, Glamorgan CF31 1JS

● Opposite Bridgend Bus Station ● Class A1 & A3 Planning - Restaurant and Fast Food Takeaway

**LCP.**  
part of IM Core

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

AREAS (approx. NIA)	Sq.ft	Sq.m
Ground Floor	2,730	253.62
TOTAL	2,730	253.62

## RENT

£25,000 per annum.

## BUSINESS RATES

Rateable Value £25,000.

## LEASE

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

## SERVICES

Electricity and water supplies are laid on with drainage to main sewer.

## ENERGY PERFORMANCE

C. Further information available upon request.



Under Refurbishment



Under Refurbishment

## PLANNING

The property has a Class A1 and Class A3 planning consent and can therefore be used as a retail shop or restaurant / fast food takeaway.

## LEGAL COSTS

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

## DESCRIPTION

The property occupies a prominent trading location opposite Bridgend Bus Station with links to Swansea, Cardiff and Pontypridd. It also benefits from adjacent town centre parking.



## LOCATION

Bridgend is a town in the Bridgend County Borough of Wales, 20 miles (32 km) west of Cardiff and 20 miles (32 km) east of Swansea. The M4 crosses the borough towards the south.

## VIEWING

Strictly via prior appointment with the appointed agent:



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