To Be Refurbished

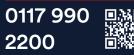
TO LET Retail Unit 2,730 sq.ft (253.62 sq.m)

Unit 1 Quarella Road, Bridgend, Glamorgan CF31 1JS

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



TRADITIONAL FISH of



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.



LOCATION

PLANNING

LEGAL COSTS

DESCRIPTION

town centre parking.

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.

MISERPESENTATION ACT. 1967 London & Cambridge Properties Limited (Company Number 02895002) there registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Milands DV6 7NA its subsidiance (as defined in section 1856 of the Companies Ant 2006) associated companies and employees ("we") give notice that: While these particulars are believed to be correct no. 2005 organication provide and with the appropriate, we will correct it.] We make no representation that information is accurate ind up to date or complete. We accept no liability for y and y loss or damage caused by inaccurate information. This brochure as fatterial information and there will inverted by be errors in (i), lintending purchasers or tenants should not rely on the particulars in this brochure as statements of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising and there will increate here and the fulles extent the fulles extent permitted by law. No person in our amployment has any authority to make or give any representation or warranty what sover in relation to the property. SUBJECT TO CONTRACT. We recommend that legal addices taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a businestement. The Code is available through professional-standard/sec-fore-leaser-sit-edition. IC (PP) privacy notices that apply to suve of your personal information are advew. Leppropression. The privacy policy giving a high level overview of how LCP approaches data protection and your personal information are advew. Leppropression. The Source as a statement of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy notices that applies to you will depend on the nat

VIEWING

Strictly via prior appointment with the appointed agent:



Philip Gwyther

07775 910994 philip@ejhales.co.uk





07741 385322 0117 990 2200 AMartin@lcpproperties.co.uk



The property has a Class A1 and Class A3 planning consent and can therefore be used as a retail shop or

Each party is responsible for their own legal costs in

The property occupies a prominent trading location

opposite Bridgend Bus Station with links to Swansea,

Cardiff and Pontypridd. It alsobenefits from adjacent

restaurant / fast food takeaway.

connection with the granting of a lease.