Fitted Take-Away TRADITIONAL FISH & CHIPS & CAFE

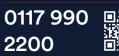
TO LET Retail Unit 1,040 sq.ft (96.6 sq.m)

Unit 2a Quarella Road, Bridgend, Glamorgan CF31 1JS

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



COSTA = EXPRESS



Unit 2a Quarella Road, Bridgend, Glamorgan CF31 1JS

AREAS (approx. NIA)	Sq.ft	Sq.m
Ground Floor	1,040	96.6
TOTAL	1,040	96.6

RENT

£19,495 per annum.

BUSINESS RATES

Rateable Value £17,500.

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

Further information available upon request.



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 alsobenefits 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.

MISREPRESENTATION ACT: 1957 London & Cambridge Properties Limited (Company Number 02995002) the registered office of which is at LCP House, Pansent Estate, Kingswinford, West Midlands DYd 7NA its ubbidiaries (as defined in section 1556 of the Companies Act 2006) associated companies and employees ("we") give notice that: While these particulars as theiring to the store to agricular as the single of the company Number 02995002) the registered office of which is at LCP House, Pansent Estate, Kingswinford, West Midlands DYd 7NA its ubbidiaries (as defined in section 1556 of the Companies Act 2006) associated companies and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it]. Intending purchasers or tenants should not rely on the particulars in this brochure as statements of no liability for the information given. In ne event shall we be liable to you for any direct or indirect or companyed has a proceeding into a contract. [We do the full set extent or proverty. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. [We do the reliable extent or advisted error procession] advice from a qualified surveyor, solicitor or licensed conveyance before agreeing or signing a business tenancy agreement. The Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyance before agreeing or signing a busines tenancy agreement. The Code of any contract is develowed in trade associated off-relassing-business-presents-to-filt-enter streadition. [Citer Privacy notice that apply to you. LCP's privacy notice development before agreeing or signing a busines tenance asset and the tenance and the enter entering into a li

VIEWING

Strictly via prior appointment with the appointed agent:



Philip Gwyther

07775 910994 philip@ejhales.co.uk





