



PRIME LOCATED RETAIL UNIT
WITH RESIDENTIAL POTENTIAL
FOR SALE
WITH VACANT POSSESSION

38 JOHN STREET
PORTHCAWL
CF36 3DB

REDUCED PRICE



FOR SALE

SUMMARY

- Retail Unit
- With Vacant Possession
- Porthcawl is an attractive seaside / commuter town with a strong staycation market
- 1 million visitors a year
- Prime 100% retail pitch
- Residential / Airbnb potential on the upper floors
- VAT Free

PROPOSAL

Reduced Price - Offers sought in the region of **£285,000**

Subject to Contract



PORTHCAWL

Porthcawl is an affluent coastal resort and commuter town located 25 miles west of Cardiff and 19 miles south-east of Swansea. The town benefits from being approximately 3.5 miles south of the M4 motorway, with Junction 37 providing access to the UK motorway network.

Cardiff International Airport is located approximately 23 miles to the west and provides scheduled flights to numerous UK and European cities

Porthcawl has a resident population of 16,000 - but with over 1 million people living within 45 minutes drive and a large tourism base - this population is boosted significantly throughout the year – with over 1,000,000 visits a year.

The town is the premier resort on the Glamorgan Heritage Coastline in South Wales. Its sandy Blue Flag beaches, attractive coastline and tourist facilities, together with the burgeoning water sports industry makes it a very popular destination for holidaymakers and day trippers. The town also sits in one of the most attractive parts of the newly formed - Wales Coastal Path and is home to the world famous Royal Porthcawl Golf Club. The £3.5M, 70 berth Marina has also just been completed within the town.

Other major attractions include the Edwardian Grand Pavilion, which is an Art Deco Grade II Listed Building on the waterfront, attracting over 77,500 visitors through a busy programme of performances.

This vibrant combination has made Porthcawl a focus for a strong events programme - including the Celtic Festival in March, Jazz on the Beach in April, the Splash Up Surfing Camp; Cycling competitions as well as the internationally renowned Porthcawl Elvis Festival.

The overall result of this activity is that **the residential population of Porthcawl is boosted by over 1 million visitors a year.**



SITUATION

The property is prominently positioned in the prime pedestrianised section of John Street with other occupiers on the Street including **Costa Coffee, Specsavers, Greggs, Boots, Holland & Barrett, Card Factory, Jenkins the Baker, Peacocks, and Poundland**. Together with a great variety of independent café and retail operators.

DESCRIPTION & ACCOMMODATION

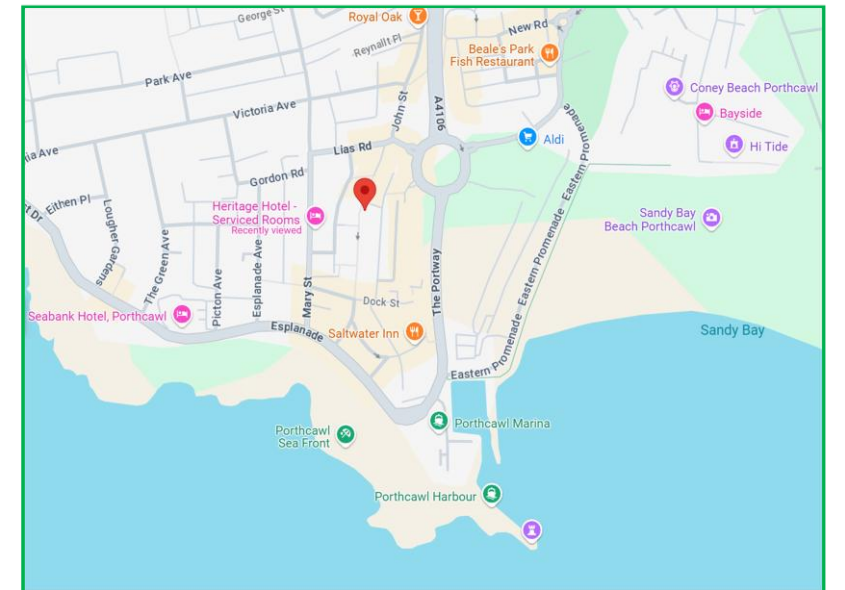
The property comprises an attractive, prominent three storey building of period construction with a small single storey extension at the rear and side.

The upper floors lend themselves to conversion to residential / Airbnb subject to planning.

The property has an entrance at the front which opens up to the retail unit on the right but also enabling access to the upper floors straight ahead.

There is a garden area at the rear providing potential to substantially extend the property behind the period section.

Ground Floor Sales	789 sqft
ITZA	482 units
First Floor GIA	366 sqft
Second Floor GIA	251 sqft
Total	1,406 sqft





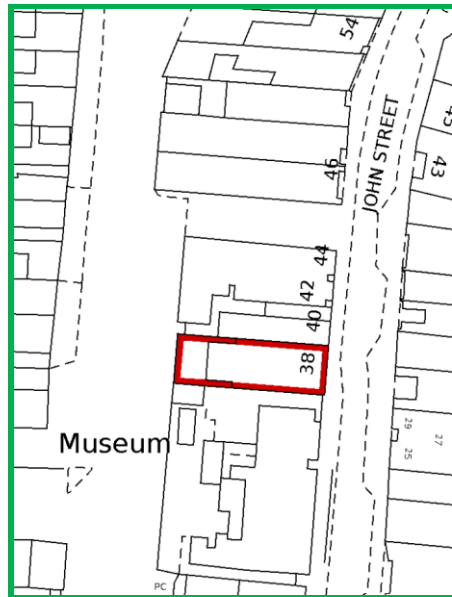


EPC

C.75.

TENURE

Freehold with vacant possession.



VAT

The property is not elected for VAT.

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FOR FURTHER INFORMATION PLEASE CONTACT



Dan Griffiths

Mobile 07818 553350

Email dan@ejhales.co.uk

Misrepresentation

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