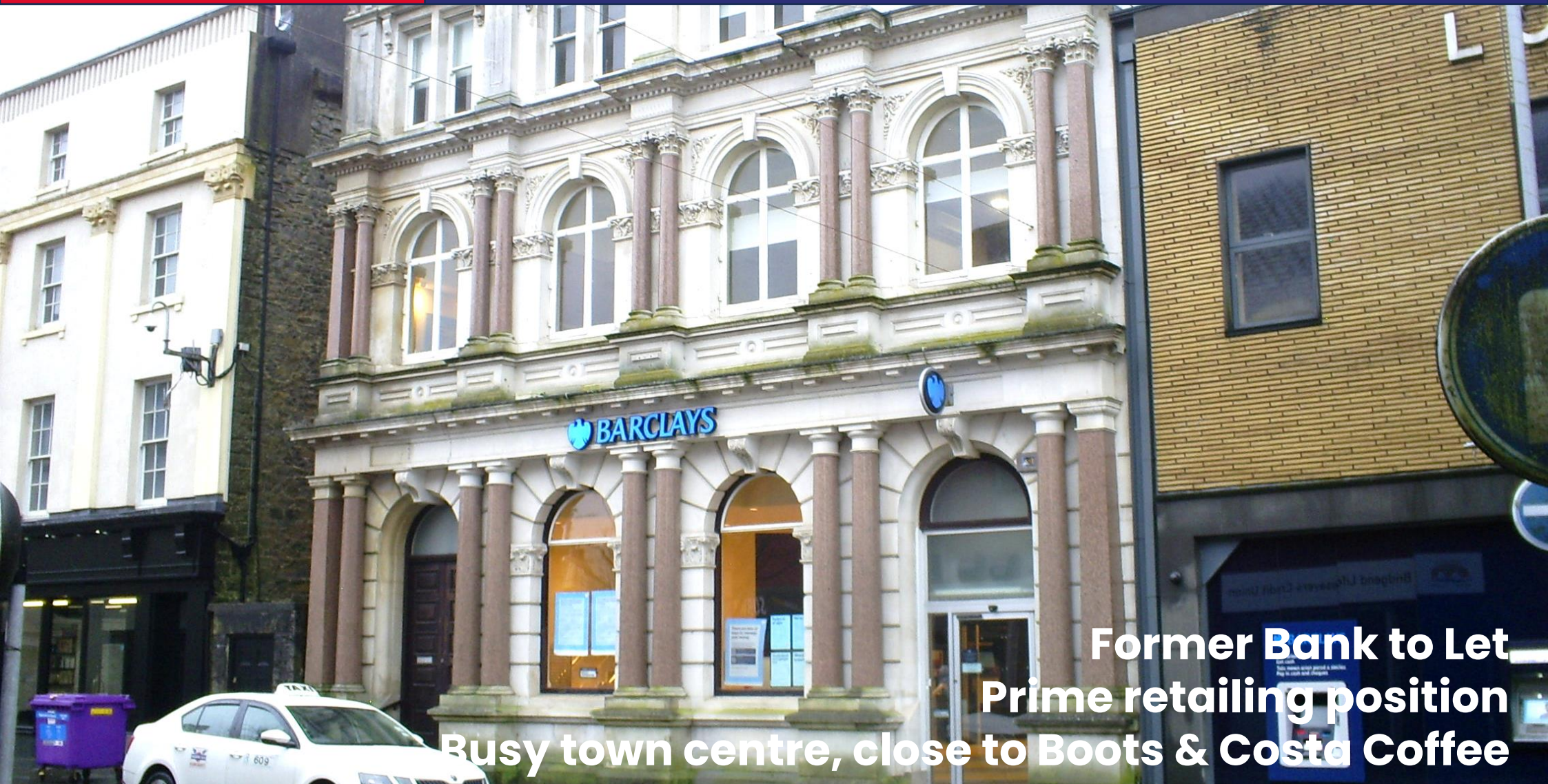


TO LET

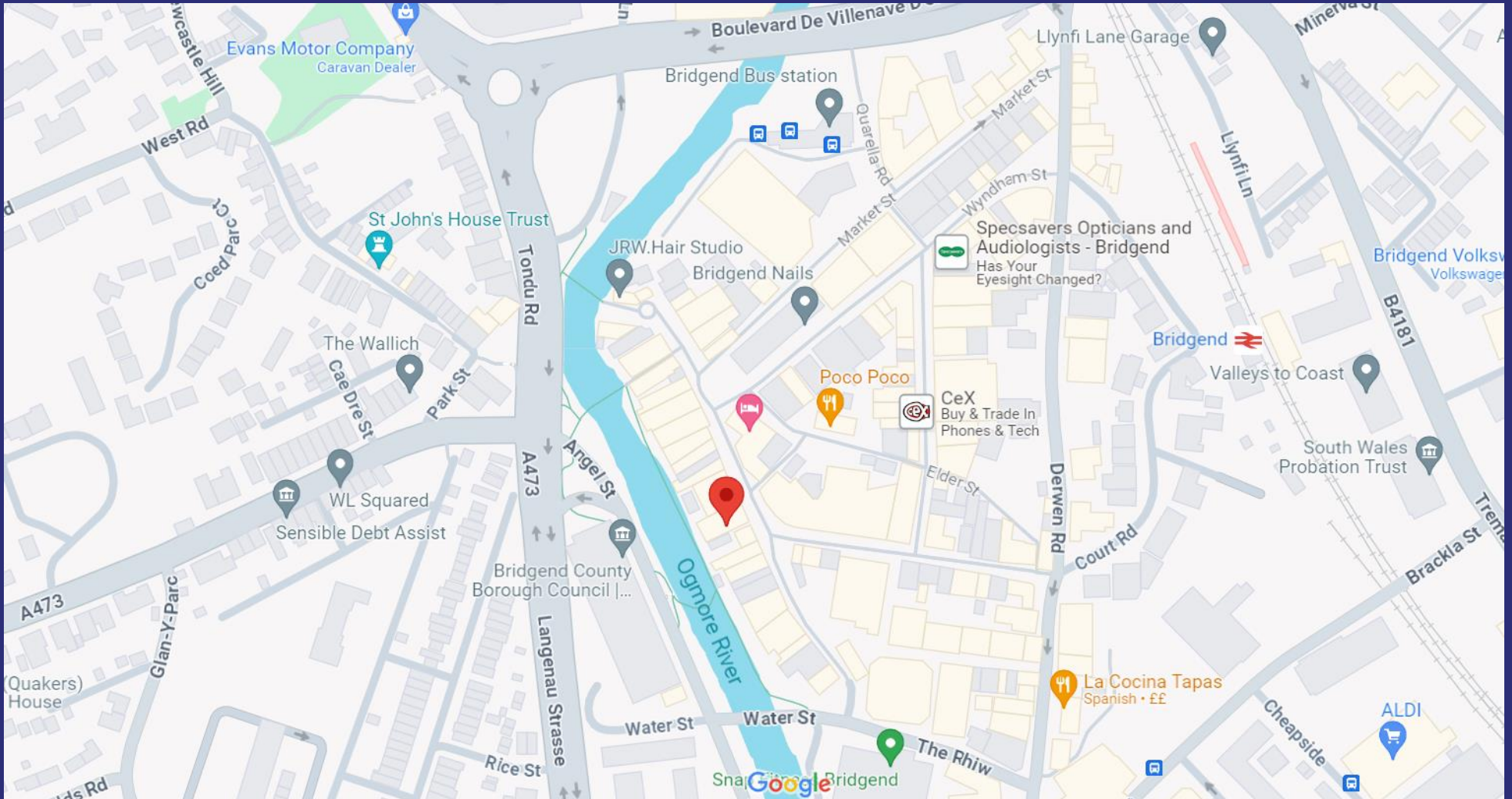
36 DUNRAVEN PLACE, BRIDGEND, CF31 1JB



**Former Bank to Let
Prime retailing position
Busy town centre, close to Boots & Costa Coffee**

LOCATION

The property is located in a good retailing location on the pedestrianised Dunraven Place in the heart of Bridgend town centre. There are a number of multiple retailers close by including Newlook, Boots, Costa Coffee and the property can be more readily identified from the attached plan.



DESCRIPTION

The property comprises a former Barclays Bank and has a number of fittings reflecting its former use.

The ground floor provides for a large open sales area leading back to counters and offices. There are further offices on the first floor with kitchen/staff room and w/c facilities on the second floor.

ACCOMMODATION/AREAS

From my inspection I calculate the property has the following areas and has been measured in accordance with the RICS Code of Measuring Practice as follows.

	Sq ft	Sq m
Ground floor sales	1844	171.31
First floor	3603	334.7
Second floor	565	52.47

TENURE

The property is available on a new full repairing and insuring sub-lease, to expire no later than the 1 November 2027.

ASKING RENTAL

£50,000 pax

RENT DEPOSIT

A rent deposit may be requested depending on credit check.

RATES

The VOA website confirms the property has a Rateable Value of £20,750.

Interested parties are advised to contact the Local Rating Authority, Bridgend Council.

SERVICES

All main services are understood to be available or connected to the property subject to statutory regulations.

VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

EPC

The Energy Performance Asset Rating for this property is E-104.

A full copy of the Energy Performance Certificate is available upon request from the agents.

LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

CODE FOR LEASING BUSINESS PREMISES

The attention of landlords and prospective tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our website.

VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212.



Dan Wild

dan.wild@bacommercial.com **07701 049826**



Mindy Bishop

mindy.bishop@bacommercial.com **07425 820035**

SUBJECT TO CONTRACT

IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

Messrs BA Commercial for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

- i. the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- ii. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. no person in the employment of Messrs BA Commercial or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
- iv. all rentals and prices are quoted exclusive of VAT.



Chester Office: 2 Friarsgate, Grosvenor Street,
Chester, CH1 1XG Tel: 01244 351212

North Wales Office: Hanover House, The Roe
St Asaph, LL17 0LT Tel: 01745 330077

www.bacommercial.com