



## Nolton House Nolton Street Bridgend CF31 1BX

- Immediately available To Let a three-storey town centre retail store and premises providing in total approximately 3,121sq.m (33,580sq.ft) Gross Internal Area of accommodation
- Substantial and imposing property conveniently located within Bridgend town centre on the corner of Brackla Street and Nolton Street
- Immediately available To Let under terms of a new Full Repairing and Insuring Lease for a term of years to be agreed. Rent on application

### Location

Situated in highly prominent and convenient location within Bridgend town centre fronting Brackla Street and Nolton Street adjacent to Brackla Street Surface Car Park and immediately opposite the Brackla Street Centre.

Occupiers in close proximity include Peacocks, Greggs, Boots the Chemist and Ladbrokes.

Bridgend is the principal retail and commercial centre for Bridgend County with the town attracting the usual high street banks and a number of multiple retailers. The subject property whilst located within the town centre is considered to be easily accessible lying just a minute or two walk/drive of Tremains Road, one of the principal vehicular thoroughfares serving Bridgend town centre.

### Description

The property briefly comprises a substantial town centre retail store and premises comprising of ground and first floor retail space with dedicated loading bay and second floor storage/ancillary space.

The property has the benefit of substantial retail frontage to both Brackla Street and Nolton Street elevations with dual customer entrances.

The property is well served with a dedicated loading bay and goods with allocated goods lift.

### Accommodation

The property briefly provides the following accommodation:-

Ground Floor: 1281 sq.m (13,780 sq.ft) GIA  
First Floor: 1302 sq.m (14,010 sq.ft) GIA  
Second Floor Ancillary/Storage: 538 sq.m (5790sq.ft)

Total Accommodation: 3,121sq.m (33,580sq.ft) GIA

### Tenure

The property is immediately available To Let as a whole under terms of a new FRI Lease for a term of years to be agreed.

### Rental

On application.

### Tenant Incentives

Tenant incentives such as a rent free period and/or concessionary rental may be made available subject to status.

### Business Rates

To be advised.

### Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

### VAT

All figures quoted are exclusive of VAT if applicable.

### Anti Money Laundering

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

### Viewing

Strictly by appointment only through Joint letting agents:

Messrs Watts & Morgan LLP

Tel: (01656) 644288

Email: [commercial@wattsandmorgan.co.uk](mailto:commercial@wattsandmorgan.co.uk)

Please ask for

Dyfed Miles or Matthew Ashman

AND

Calan Retail

FAO: Nick Golunski

Tel: 02920 537714

Email: [nick.golunski@calanretail.co.uk](mailto:nick.golunski@calanretail.co.uk)



### Bridgend

T 01656 644 288

E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

### Cowbridge

T 01446 773 500

E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)

### Penarth

T 029 2071 2266

E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)

Follow us on

