

Watts & Morgan

FOR SALE



Asking Price £450,000

Investment Opportunity, 79 John Street, Porthcawl,
CF36 3AY

- Available For Sale a prominent town centre investment opportunity comprising two lock-up retail units with substantial first floor living accommodation offering up obvious potential for conversion to two or three flat units.
- Situated in a prominent location corner of John Street and Lias Road within Porthcawl Town Centre.
- Immediately available For Sale freehold tenure with vacant possession in part and subject to and with the benefit of occupational arrangements in part at an asking price of £450,000

Location

The property is situated in a highly prominent location on the corner of John Street and Lias Road within Porthcawl Town Centre. John Street is Porthcawl's prime retail thoroughfare with occupiers in close proximity including Post Office Hub, Costa Coffee, Poundland and Coral The Bookmakers.

The seaside resort town of Porthcawl has the benefit of a large resident population and an influx of visitors during weekends and holiday makers over the summer seasons. Porthcawl lies approximately 4 miles from Junction 37 (Pyle Interchange) of the M4 Motorway.

Description

The property briefly comprises of a substantial two-storey end of terrace property that comprises two self-contained lock-up retail units together with substantial living accommodation above.

The property is built to a traditional standard of construction with masonry elevations finished to a smooth render and with the original part of the property constructed under a tile pitched roof.

The property briefly provides the following accommodation:-

79 John Street
Retail Sales Area – 121sq.m (1297sq.ft) NIA
Ancillary – 14sq.m (145sq.ft)

79B John Street
Retail Sales Area – 47sq.m (505sq.ft) NIA

79A John Street
Substantial first floor living accommodation providing approximately 157sq.m (1690 sq.ft) Net Internal Area of accommodation and whilst currently configured as one large flat unit offers up obvious potential for conversion to two or three flat units.

Tenure

No.79 and 79A John Street, Porthcawl are to be offered up with full vacant possession.

The lock-up shop unit at 79B John Street, Porthcawl is Let under terms of a Secure Lease dated 19th August 2024 for a term of 7 years on Effective FRI terms at a rental of £10,000 per annum exclusive.

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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.

EPC

Band C

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 sole selling agents:

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