

**HIRONS**  
**MORGAN**  
**& YAPP**

PROPERTY ADVISORS & CONSULTANTS

# TO LET

Prime town centre shop



11 John street Porthcawl CF36 3AP



**(029) 20 388988**

## Location

Porthcawl is a popular seaside resort on the South Wales coastline approximately 25 miles west of Cardiff.

The town has a strong resident catchment which is boosted by an influx of tourists during the summer.

The property is situated in John Street the prime pedestrianised shopping street where there is a good mixture of both national and local retailers.

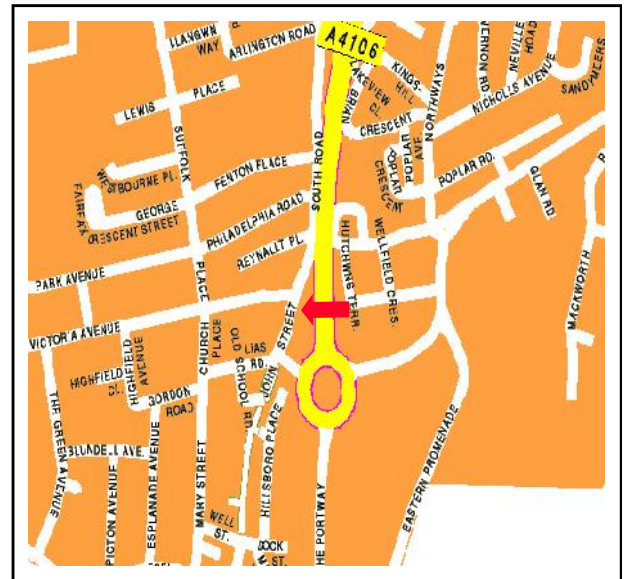
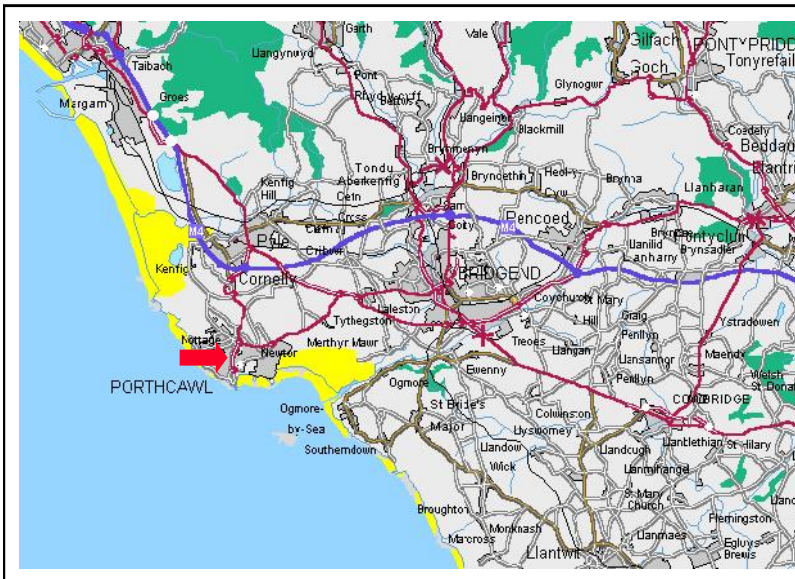
## Rates

Rateable value £28000

Rates payable 2016/2017 £13608

## Terms

The property is available on a new lease for a term to be agreed at an initial rental of £32,000 per annum exclusive and subject to upwards only rent reviews at 5 yearly intervals.



## Description

The property comprises a ground floor shop unit with ancillary stores above

## Accommodation

Ground floor sales	158 sqm	1706 sqft
First floor stores	139 sqm	1495 sqft
Second floor unused		

## Outgoings

The lease will be on effective full repairing and insuring terms.

## VAT

VAT will not be charged in addition.

## Viewing

Contact Mark Hirons.

The particulars contained within this brochure are believed to be correct, but cannot be guaranteed. All liability, in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. Rents and prices quoted in these particulars may be subject to VAT in addition.



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