

PRIME SHOP TO LET

23 THE RHIW SHOPPING CENTRE BRIDGEND



Location

The premises occupy a prominent mid terrace position within the The Rhiw Centre. Nearby retailers include **Clarks, Game, JJB Sports, D2, Select, Contessa and W H Smith**. A street traders plan is on the reverse of these particulars.

Accommodation

The premises comprise a ground floor shop with ancillary accommodation at first floor having the following approximate dimensions and areas:-

Internal Width	4.57m15ft 0in	
Shop Depth	14.89m48ft 10in	
Ground Floor Sales	63.45m ²	683 sq.ft
First Floor Storage	54.9m ²	591 sq.ft

Tenure

The property is available to let on the basis of a new 15 year effective FRI lease subject to 5 yearly rent reviews.

Terms

We are instructed to invite rental offers of £32,500 per annum exclusive.

Rates

Rateable Value	£26,250.00
Rates Payable (2009/10)	£12,836.85

Interested parties are advised to make their own enquiries with the Local Authority to verify the above figures.

Legal Costs

Each party to be responsible for their own.

VAT

All figures quoted are strictly exclusive of VAT where applicable.

Viewing

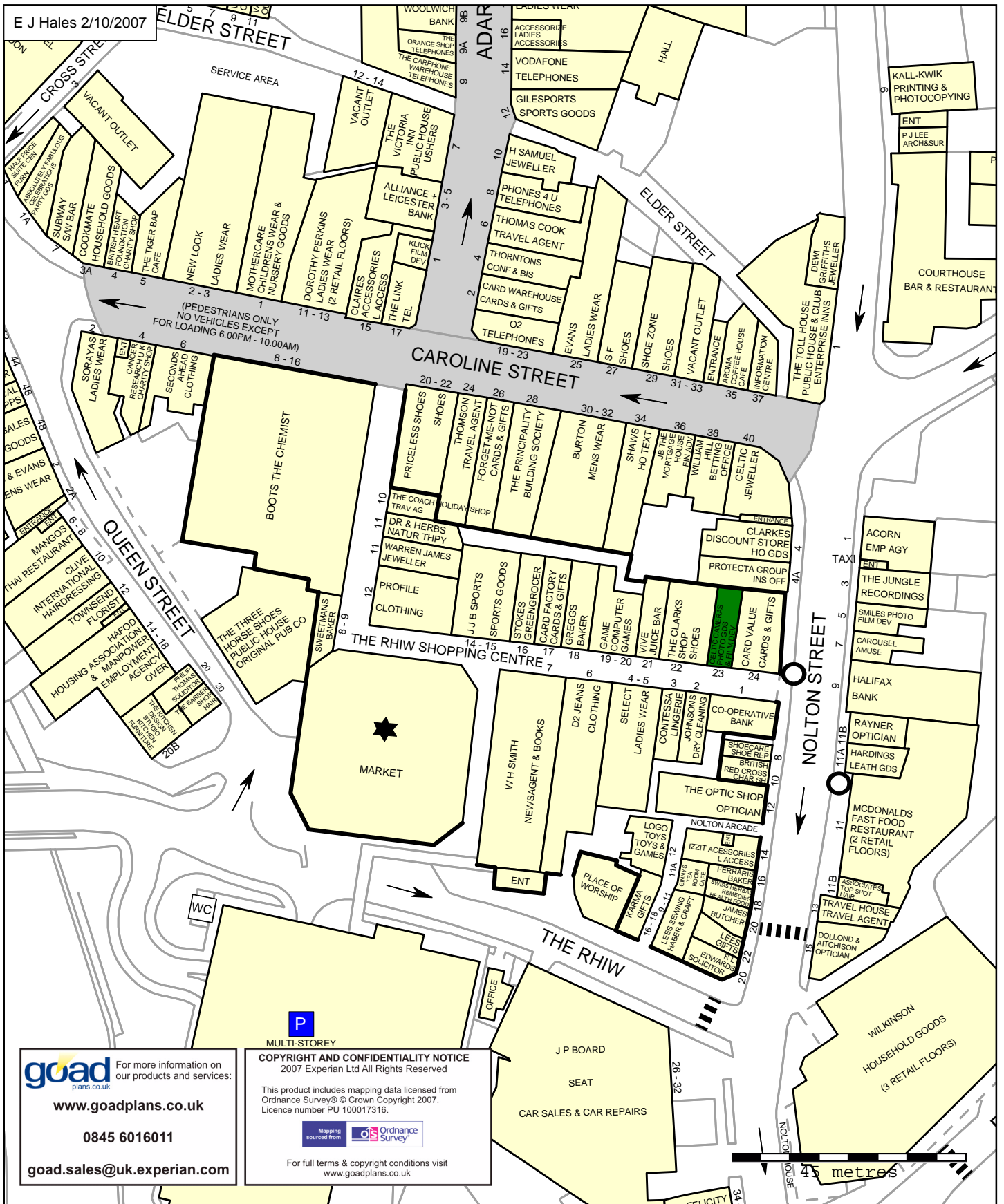
Strictly by prior appointment through the sole letting agent, contact:-

Matthew Morgan – Tel: 029 2034 7130
e-mail: matthew@ejhales.co.uk

Philip Gwyther – Tel: 029 2034 7122
e-mail: philip@ejhales.co.uk

SUBJECT TO CONTRACT & AVAILABILITY

E J Hales 2/10/2007



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