



A2 UNIT

1 The Rhiw  
Bridgend  
CF31 3BL



## LOCATION

The premises occupy a prominent position on Nolton Street as part of The Rhiw Shopping Centre. Nearby retailers include **Card Factory, Boots, Game, Officers Club, Select and WH Smith**. The town's covered market and entrance to multi storey car park are also located within the centre.

## ACCOMMODATION

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

Ground Floor Sales	910 sqft	84.54 sqm
First Floor Storage	778 sqft	72.28 sqm

## LEASE

The property is available on the basis of a new lease with terms to be agreed.

## RENT

We are instructed to invite rental offers of £27,500 per annum exclusive.

## RATES

Rateable Value	£22,500
Rates Payable (2018/19)	£11,565

Interested parties are advised to verify the above figures with the Local Authority.

## SERVICE CHARGE & INSURANCE

Service charge available upon request.

## EPC

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

## VAT

All figures quoted are strictly exclusive of VAT where applicable.

## LEGAL COSTS

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

## VIEWING

Strictly by appointment through the sole letting agents, EJ Hales, contact:  
Matthew Morgan • Tel: 029 2034 7130 • E-mail: [matthew@ejhales.co.uk](mailto:matthew@ejhales.co.uk)  
Owen Cahill • Tel: 029 2034 7111 • E-mail: [owen@ejhales.co.uk](mailto:owen@ejhales.co.uk)

E J Hales and the Vendor take no responsibility for any error, mis-statement or omission in these particulars. Measurements are approximate and for guidance only. These particulars do not constitute any offer or contract and neither E J Hales nor anyone in their employ have any authority to make any representation or warranty in relation to the property.

