



TO LET (MAY SELL)

GROUND FLOOR OFFICES

Upon the instructions of Bright Financial Solutions (who will be relocating to an alternative location)



THE OLD POST OFFICE, 13 EWENNY ROAD, BRIDGEND CF 31 3HN

- Strategically located within ¼ mile of the Town Centre and 4 – 4 ½ miles from J35 of the M4.
- Well appointed ground floor offices – 64 sq m (690 sq ft): ideally well suited for a professional practice.
- Suite of offices, kitchen, security alarm, security shutters
- Parking in nearby streets
- Local Amenities immediately nearby

Description

The property is a ground floor office suite built of brick and render with a recently constructed, single storey modern extension to the rear (built in September 2006). There is a 'flying freehold' over the front part of the property and pedestrian circulation to the side and rear of the property.

Location

The former Old Post Office is well located in Ewenny Road within walking distance of the Town centre of Bridgend whilst also being strategically located within 4 miles (approx) of J35 of the M4.

A post-box is situated outside the office and there is a bus-stop (local bus service) within 30 metres.



The Property

The property comprises:

- A reception / secretarial area with internal meeting room;
- A filing room area;
- An open-plan office area with fire-escape to external corridor;
- Toilets and a kitchen;
- Gas, water, electric, mains drainage and telephones;
- Air-conditioning units;
- Radiator heating and Ferroli Boiler System;
- Carpeting throughout;
- Window blinds;
- Fire Alarm.

The net internal area is 64.156 square metres (690 sq ft). The Local Authority informs us that the rates payable for the property are £1,467.90.

It does not have dedicated parking but off-street parking is available in Cae Wallis Street, Grove Road etc.

Local Amenities

The following accessible amenities are nearby: Lloyds Pharmacy; Five Bells Public House; The Lounge – Hair Design; HR Cycles; Cartridge World; Antonia's – Hair Design; Cabo Roche – Café Wine Bar and Spar food outlet.

Current Use

We understand that the current use is A2. Planning enquiries about alternative uses should be directed to the Planning Department of the Local Planning Authority (01656 643643).

Terms

The property is available to rent. Terms can be discussed with Robert Chapman.

Viewing

Strictly by appointment with the sole agent.

Subject to Contract

Robert Chapman & Company for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Robert Chapman & Company has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all terms quoted are exclusive of VAT unless otherwise stated. Prospective purchasers and lessees should make their own enquiries to establish whether or not the transaction may be subject to the addition of VAT and the implications thereof.

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