

western
retail^{ltd}
property consultants

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www.westernretail.co.uk



CEFN CRIBWR

CEFN ROAD CF32 0AY

SHOP TO LET

LOCATION

Cefn Cribwr is located 5 miles from Bridgend. The property is in the heart of the village centre on the corner of Ty Isaf Road, adjacent to the convenience store & Chinese take away.

ACCOMODATION

The property is arranged on the ground floor only with the following approximate dimensions and areas which have been measured in accordance with the RICS Code of Measuring Practice 6th edition Sept 07:

Internal Width	10.06 m	33'
Built Depth	17.68 m	58'
Ground Floor sales	120.82 m²	1,300 ft²
Ground Floor stock	55.76 m²	600 ft²

TERMS

Available on a new 10 year effective full repairing and insuring lease, subject to rent review at the fifth year at a commencing rent of £12,500 per annum exclusive of VAT & rates.

EPC ~ The 1st page of the EPC certificate is shown below. The full copy is available upon request:

RATING ASSESSMENT

The rates currently payable to the year ending 31 March 2013 are available on application.

LEGAL COSTS

Each party to bear its own legal costs incurred in the transaction.

VIEWINGS

Strictly by prior appointment with:

Stephen Jones at Western Retail.

T: 029 2066 0222.

E: stephen.jones@westernretail.co.uk

All rents are quoted exclusive of VAT.

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