



Guide Price £280,000 , Well Street, Porthcawl CF36 3BE



- COMMERCIAL UNIT ON GROUND FLOOR
- SELF CONTAINED TWO BEDROOM APARTMENT ON FIRST FLOOR
- FREEHOLD TENURE
- CLOSE TO TOWN CENTRE AND SEAFRONT
- PARKING AT REAR FOR 2 VEHICLES



, Well Street, Porthcawl, CF36 3BE

*****COMMERCIAL GROUND FLOOR UNIT WITH ONE SELF CONTAINED 2 BEDROOM APARTMENT ABOVE*****

Key Executive Sales are pleased to present this commercial freehold property situated in a prominent and convenient town centre location that comprises of a ground floor premises with additional self-contained first floor two bedroom apartment with parking for 2 vehicles at the rear.

The property briefly comprises of a ground floor retail unit providing approximately 52.6q.m (565sq.ft) of sales area together with a first floor two bedroom apartment above consisting of a double bedroom, single bedroom, living room, separate kitchen and main bathroom.

Immediately available "For Sale" Freehold tenure at an asking price of £280,000.

The property is situated in a prominent and convenient location within Porthcawl Town Centre, just off John Street, Porthcawl's prime retailing location and just off the popular esplanade and seafront.

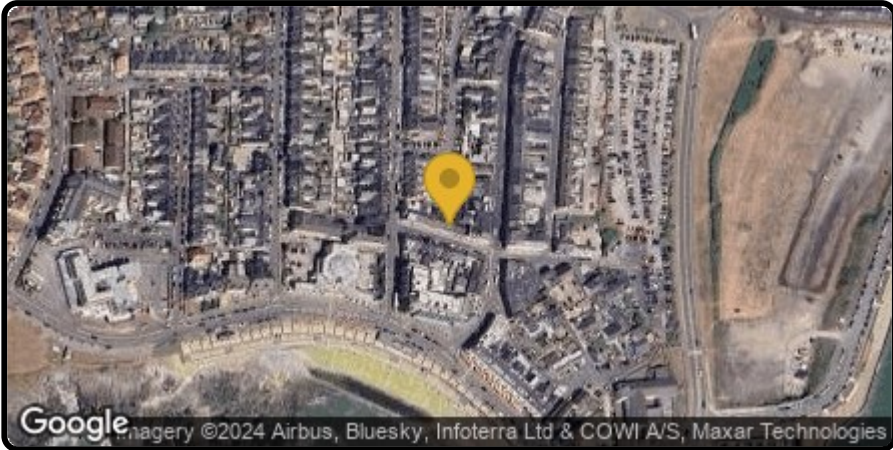
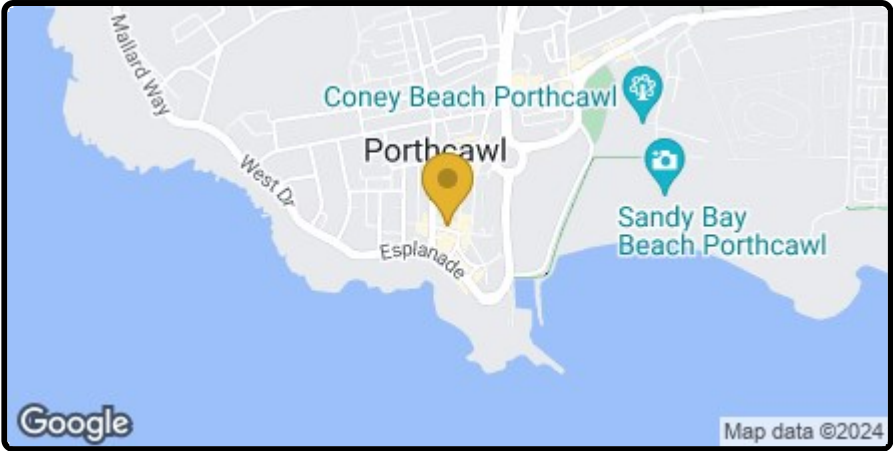
The seaside resort town of Porthcawl has the benefit of a large resident population and an influx of holiday makers and day-trippers. Porthcawl is located just 2 miles or so from Junction 37 (Pyle Interchange) of the M4 Motorway.

The property briefly provides the following accommodation: -

- Retail Unit
- Front Sales Area – 38.25 sq.m (412 sq.ft) NIA
- Retail Sales Area – 14.33 sq.m (154 sq.ft) NIA
- Rear Ancillary/Kitchen – 4.48 sq.m (48 sq.ft)
- WC

The property is to be sold Freehold tenure with new lease in place on the ground floor, and a long-term contract holder (tenant) in the first floor two bedroom apartment.

The current rental yield is circa £16,500 per annum.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 60 | 67 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

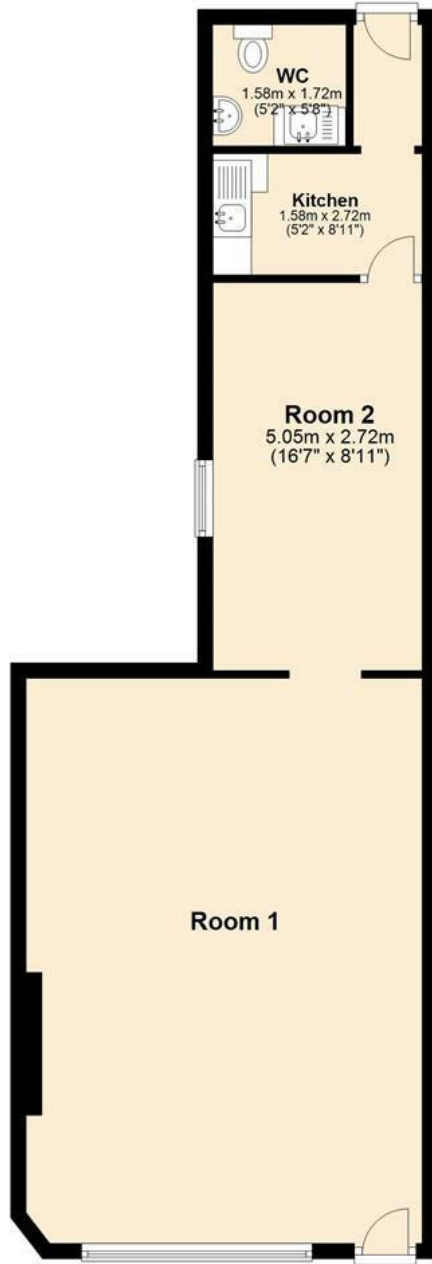
| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
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| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Key Executive Sales

02920 489 000 | info@keyexecutivesales.co.uk | www.keylet.co.uk | 117-120 Bute Street, Cardiff Bay, Cardiff, CF10 5AE
Cardiff Property Lettings T/A Key Executive Sales | Reg. No. 05294705 | VAT Reg. 851012863



Ground Floor



First Floor

