



**FREEHOLD INVESTMENT,  
INVESTMENT - RETAIL &  
LEISURE, RESIDENTIAL FOR  
SALE**

41 John Street  
Porthcawl,  
CF36 3AP

2,561.82 sq ft  
(238 sq m)

 [View online](#)

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## Availability

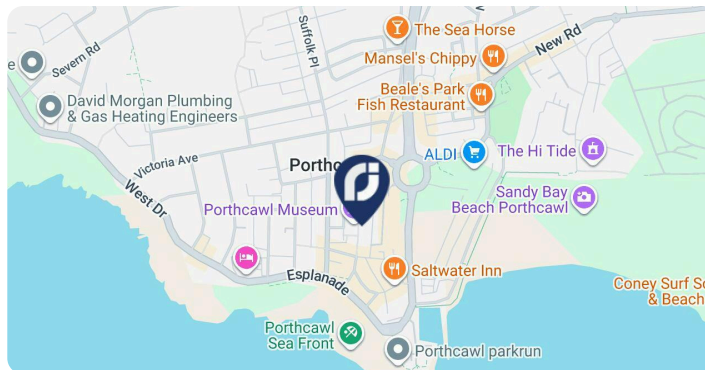
Name	Sq ft	Sq m
Ground - Retail Unit	979.52	91
1st - Residential Flat 1	721.18	67
2nd - Residential Flat 2	861.12	80
<b>Total</b>	<b>2,561.82</b>	<b>238</b>

## Specifications & Features

- Ground Floor Retail Let to Wayne & Byron Davies Optometrists Limited
- Prominent High Street Position
- Two newly refurbished 2 bedroom flats to the upper parts sold with vacant possession
- A new 5 year lease will be granted to Wayne & Byron Davies Optometrists Limited at a rent of £13,500 per annum upon completion.

## Further Information

- [View On Website](#)



## Location

The property occupies a prominent position on John Street within Porthcawl Town Centre

John Street is regarded as Porthcawl's principal retailing destination and benefits from strong pedestrian footfall, with a range of national and local occupiers including Superdrug, The Post Office, Costa Coffee, Poundland and Coral.

Porthcawl is a popular and well-established seaside resort town, serving both a substantial resident population and a significant influx of visitors and tourists throughout the year, particularly during weekends and the summer holiday season.

The town enjoys excellent connectivity, lying approximately 4 miles south of Junction 37 (Pyle Interchange) of the M4 Motorway, providing convenient access to Swansea, Cardiff and the wider South Wales region.

## DESCRIPTION

The property comprises a substantial three-storey mid-terrace building, providing a self-contained lock-up retail unit at ground-floor level with substantial residential accommodation above. The ground floor is configured to provide a self-contained retail unit comprising a sales area, three cellular offices/consultation rooms, together with kitchen and W/C facilities. Externally, the property benefits from one allocated car parking space. The upper floors comprise two newly refurbished two-bedroom flats/maisonettes arranged over the first and second floors.

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## TERMS

The property is offered Freehold with a new 5 year lease to be granted to Wayne & Byron Davies Optometrists Limited upon completion. A copy of the draft lease is available on request.

## EPC DETAILS

Ground floor retail unit: C First floor flat: D Second floor flat: D

## PRICE

Offers in excess of £450,000

## BUSINESS RATES

Rateable Value: £8,300  
Rates Payable: £4,714.40 per annum

## LEGAL COSTS

Each party to bear their own costs

## EPC

C

## Contact Us



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## OUR OFFICES

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Our postcode is CF3 5EA