



**SITUATION**

Located in the town centre on this busy pedestrianised street, close to the junction with Caroline Street, adjacent to **H. Samuel** and **Thomas Cook**, and amongst such multiple retailers as **Three**, **Superdrug**, **Boots**, **EE**, **Monsoon** and many others.

Bridgend is one of the principal retail and commercial centres for Mid Glamorgan lying approx. 18 miles west of Cardiff and 20 miles south-east of Swansea benefitting from good road links via the M4 (Junctions 35 & 36).

**PROPERTY**

A mid terrace building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** on the first and second floors. In addition, the property benefits use of rear pedestrian access leading to Elder Street.

**ACCOMMODATION**

**Ground Floor Shop**

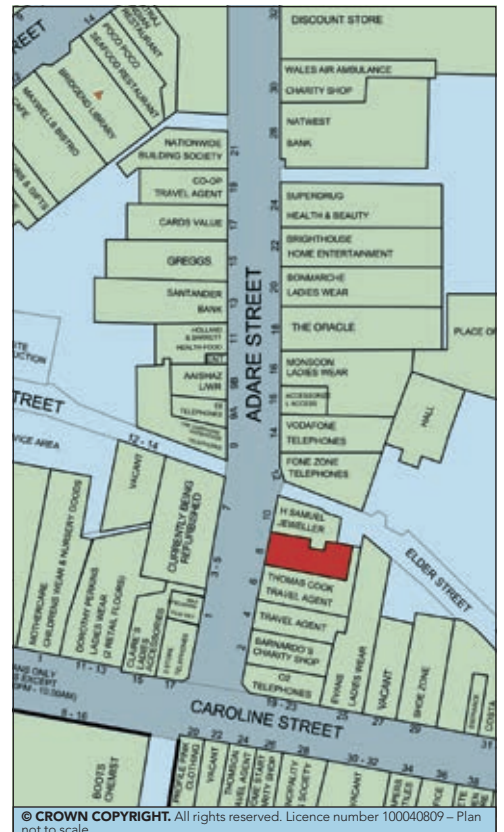
Gross Frontage	19'6"
Internal Width	18'11" (max)
Shop & Depth	54'6"

**First Floor Ancillary**

Area	Approx 715 sq ft
WC	

**Second Floor Ancillary**

Area	Approx 375 sq ft
Bathroom/WC	



**VAT is payable in respect of this Lot**

**FREEHOLD – Vacant Possession available (see Special Conditions of Sale)**

**Shop & Upper Part**

The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**

**VENDOR'S SOLICITORS**  
Janet Auckland Solicitors – Tel: 01392 210 152  
Ref: Ms Janet Auckland – Email: ja@janetaucklandsolicitor.com

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts