

**TO LET**

**Stall 33**

**Bridgend Market**

**The Rhiw Shopping Centre**

**Bridgend**

**CF31 1DL**

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| **PHOTO TO FOLLOW** |



* Retail space
* Town centre location
* Area circa 144 sq ft / 13.3 sq m
* 6 month tenancy agreements



**Bridgend County Borough Council**

Property Services, Ravens Court, Brewery Lane, Bridgend CF31 4AP

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**Location**

Bridgend Market is located within the Rhiw Shopping Centre benefiting from the footfall of a town centre location.

**Use**

The retail space is suitable for a variety of uses. However, when considering applications for market stalls the council will have regard to the existing tenant mix within the market.

**Rent**

Rental is £123.51 per week inclusive of air conditioning costs which are currently £3.69 per week.

**Accommodation**

Stall comprises of an area of 144 square feet / 13.3 square metres.

**Tenancy terms**

* The tenancy is for a minimum 6 month period.
* The tenant is responsible for internal repairs and maintenance (including the shop front, fascia and shutters and the erection of appropriate signage within four weeks from the date of occupation).
* The council is responsible for the maintenance and repairs of the structure of the market hall.
* The items you will be permitted to sell will be agreed and included within the Tenancy Agreement.

**Trading times**

* Between 9.00 am – 5.00 pm Mon – Sat

with the exception of Wednesday which is 9.00 am – 4.30 pm.

* There will be opportunity to trade on Sundays on the lead up to Christmas



**Fees**

A legal fee of £150.00 is payable for the preparation of the tenancy agreement

**Business rates**

Business rates are paid by the Tenant. The Rateable Value for stall 33 is £1,950 which at the time of writing falls within the threshold for small business rates relief.

**Utilities**

Electricity is separately metered and the tenant may source their own energy supplier.

**Viewings & enquiries**

Viewings and enquires can be made through Property Services:

Tel: 01656 642700

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