

TO LET

GROUND FLOOR A1 RETAIL, A3 RESTAURANT/BAR UNITS

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25 Park Place, Cardiff CF10 3BA 



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Morgan**

7-11 John Street, Porthcawl CF36 3AP





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25 Park Place Cardiff CF10 3BA

Location

7-11 John Street is situated on the southern end of the prime retailing location of John Street, which is the main retailing thoroughfare serving Porthcawl town centre.

The seaside resort town of Porthcawl has the benefit of a large resident population, circa 16,000, and a significant influx of holiday makers during weekends and holiday periods. Porthcawl has benefitted from a significant programme of investment within recent years which has included the pedestrianisation of John Street (between the hours of 10.00am and 4.00pm) and major improvements to The Esplanade and sea fronts all of which have contributed to the vibrancy of the town centre.

Porthcawl lies approximately 7 miles south of Bridgend and 2½ miles south of Junction 37 (Pyle Interchange) of the M4 Motorway with Cardiff lying approximately 25 miles to the east and Swansea approximately 17 miles to the west.

Description

The property is to be redeveloped as a mixed use development to provide ground floor A1 Retail, A3 Restaurant/Bar units with 22 residential units across the upper floors.

Accommodation

These areas are subject to on site verification in accordance with the latest RICS Code of Measuring Practice.

UNIT 1

Ground Floor 1,694 sq.ft. | 157.39 sq.m.

UNIT 2

Ground Floor 2,058 sq.ft. | 191.15 sq.m.

Rates

Interested parties to rely on their own enquiries to relevant Local Authority Rates Department.

Tenure

The subject property is available on a Full Repairing and Insuring basis.

Rent

Unit 1 - £35,000 pa

Unit 2 - £25,000 pa

Energy Performance Certificate

Available on completion

VAT

All figures quoted are exclusive of V.A.T. where applicable.

Costs

Each party is to bear their own legal and professional costs incurred in the transaction.



CONTACT

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RICS

Fletcher Morgan and the Vendor / Landlord take no responsibility for any error, mis statement or omission in these particulars. Measurements are approximate and for guidance only.

These particulars do not constitute any offer or contract and neither Fletcher Morgan nor anyone in their employ have any authority to make any representation or warranty in relation to the property.

06/06/2025

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