



16 & 16a John Street

Porthcawl CF36 3BA

Price £325,000

HARRIS & BIRT

Opportunity to acquire a mid terrace income producing investment with ground floor shop and a self contained two bed maisonette flat above. Total income £23,700 per annum reflecting a Gross Initial Yield (GIY) of 7.3%.

Location

Porthcawl is a vibrant town in the Bridgend County Borough located on the south coast circa 25 miles west of Cardiff and circa 19 miles south east of Swansea. From Junction 37 (Pyle) of the M4 Motorway Porthcawl is a short drive on the A4229. Alternatively, it is accessible from Junction 35 (Pencoed) via the A473.

The property itself is located on John Street within Porthcawl Town Centre on the main retail pitch and within close proximity to the sea front and Promenade. Porthcawl is popular with holiday makers and day trippers alike and offers local amenities, good transport links and continued regeneration plans.

Description

The property comprises a mid terrace mixed use part income producing investment with ground floor retail and a self contained first / second floor two bedroom maisonette flat above which extends into the attic.

The ground floor is currently let and provides an additional seating area and WC facilities for the adjacent Cafe. The first floor / second floor provides a large two double bedroom maisonette flat which is well presented and accessed via the front corridor adjacent to the shop. The flat comprises a kitchen, lounge, dining room, two double bedrooms and a bathroom. There is potential to add a further single bedroom subject to obtaining the necessary planning consents. Furthermore there is a basement which provides additional storage.

Accommodation

From measurements taken onsite, we have calculated the following approximate Areas:

16 John Street
Ground Floor:
Retail Area - 537 sq ft (49.88 sq m)

The above measurements are on a Net Internal Area (NIA) basis.

16a John Street
Basement:
Unmeasured

Ground / Upper Ground Floor:
203 sq ft (18.86 sq m)

First/Second Floor:
866 sq ft (80.45 sqm)

The above measurements are on a Gross Internal Area (GIA) basis.

Total Area: 1,606 sq ft (149.20 sq m)

Services

We have not tested any of the service installations and prospective occupiers are advised to satisfy themselves independently as to the state and condition of such items prior to the transaction completing. The property benefits from mains electricity, gas, water and drainage. We understand that 16 & 16a benefit from their own self contained mains services.

Price

£325,000 exclusive.

Tenure

Freehold subject to the existing ground floor lease and first floor residential agreement as per the tenancy schedule below.

Tenancy Information

The ground floor is let on a 20 year lease from 25th July 2019 which expires on 24th July 2039 at an annual rent of £13,500. There are 5 yearly Rent Reviews. Further lease information is available on request.

The first floor is let on a 12 month residential tenancy agreement at £850 per calendar month.

Total income equates to £23,700 per annum reflecting a Gross Initial Yield (GIY) of 7.3%.

Business Rates

We have made online enquiries to the Valuation Office who confirm the following:

Ground Floor 16-18 John Street

Rateable Value: £23,250
Uniform Business Rate (UBR): 50.2

We advise all interested parties to make their own enquiries with the Valuation Office Agency and Local Authority in this regard.

Council Tax

We have made online enquiries to the Local Authority who confirm the following:

16a John Street
Council Tax Band: B

We advise all interested parties to make their own enquiries with the Local Authority in this regard.

VAT

All figures quoted are exclusive of Value Added Tax (VAT). Any interested party should satisfy themselves as to the incidence of VAT in respect of any transaction. However, in this instance we understand that VAT is NOT payable.

Plans, Areas & Schedules

Any plans within these particulars are published for illustration purposes only and are not to scale.

EPC Rating

16 John Street: E (101)
16a John Street: E (52)

Anti Money Laundering

As part of our obligation under the UK Money Laundering Regulations 2017, Harris & Birt will require any purchaser or tenant to provide proof of identity along with any other supporting documents requested.

Arrange a Viewing

Strictly by appointment only with the sole agents Harris & Birt.

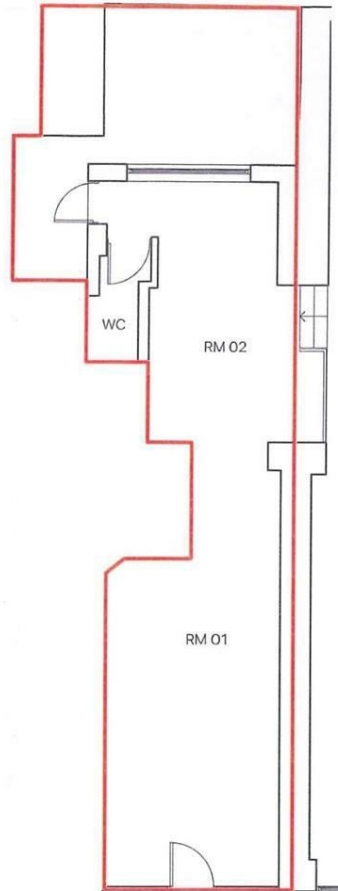
Please contact our office on 01446 771777, or email Commercial@harrisbirt.co.uk, to arrange a viewing appointment.

Contact: Daniel Jones MSc BSc (Hons) MRICS
or
Brooke Annandale BSc (Hons)

Brochure updated 10/04/2026 - Ref: RCW68



GROUND FLOOR COMMERCIAL UNIT



16 JOHN STREET, PORTHCAWL

16a JOHN STREET - RESIDENTIAL FLAT



GROUND FLOOR

UPPER GROUND FLOOR/FIRST FLOOR

SECOND FLOOR

Matterport

VIEWED AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



HARRIS & BIRT

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