Watts & Morgan

TO LET

# £32,280 Per Annum P.A

## Forthcoming Announcement of Availability
## Trade Counter/Showroom/Business Units
## Plot 11, Village Farm Industrial Estate, Bridgend, CF33 6BJ

- Preliminary announcement of forthcoming availability of 4 no. modern trade counter/showroom/business units situated in a highly prominent location on the Village Farm Industrial Estate at Pyle, near Bridgend.
- Briefly comprise of 4 no. self-contained units providing accommodation from approximately 150 sq.m to 1,361 sq.m GIA.
- Available "To Let" under terms of a new effective FRI Lease for a term of years to be agreed at rentals from £10 per sq.ft.

## Location
The property is situated in a highly prominent and convenient location just off the main vehicular throughfare serving the Village Farm Industrial Estate.

The Village Farm Industrial Estate is strategically located lying just 1 mile from Junction 37 (Pyle Interchange) of the M4 Motorway with Cardiff lying approximately 26 miles to the east and Swansea 15 miles to the west.

## Description
The property briefly comprises a detached showroom/business unit to be renovated, refurbished and reconfigured so as to provide 4 no. self-contained trade counter/showroom/ business units.

A planning application has been submitted that upon determination will allow for two B8 uses, one A1 use and one D2 use.

Upon completion of renovation and refurbishment the property will provide the following accommodation: -

Unit A – 150 sq.m (1614 sq.ft) GIA
Unit B – 289 sq.m (3,110 sq.ft) GIA
Unit C – 300 sq.m (3,228 sq.ft) GIA
Unit D – 622 sq.m (6,693 sq.ft) GIA
All measurements are approximate.

Units are to be made available either individually or as a combination of units to meet occupier's requirements.

## Tenure
The units are to be offered up to “To Let” under terms of a new FRI Lease for a term of years to be agreed with Tenants entering into property Service Charge arrangements. Details on application.

## Rental
From £10 per sq.ft per annum.

## Business Rates
To be assessed.

## EPC
Pending – To be provided upon completion of works.

## Legal Costs
Each party to be responsible for their own legal costs incurred in the transaction.

## VAT
All figures quoted are exclusive of VAT if applicable.

## Anti Money Laundering
In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

## Viewing
Strictly by appointment only through sole letting agents:

Messrs Watts & Morgan LLP
Tel: (01656) 644288
Email: commercial@wattsandmorgan.co.uk

Please ask for
Dyfed Miles or Matthew Ashman

**Bridgend**
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

**Cowbridge**
T 01446 773 500
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