

# Watts & Morgan

TO LET



## Price on Application

Units 6 & 7 Broadlands Retail Centre, Broadlands,  
Bridgend, CF31 5EJ

- Immediately available To Let a double lock-up retail/business premises ideally suited for A3 use or alternative retail/business uses.
- Situated on the Broadlands Retail Centre a long established and busy neighborhood retail and leisure parade located on the Broadlands Housing Estate, Bridgend.
- The premises are immediately available To Let under terms of a new lease on an effective full repairing and insuring basis via a service charge.

### Location

The property is located on the Broadlands Retail Centre, near Bridgend, a 13 unit retail and leisure parade anchored by Tesco Express.

The Retail Parade is located on the Broadlands Housing Estate an estate of approximately 2000 houses located just 1½ miles or so West of Bridgend town centre. The estate enjoys excellent connectivity with the Retail Parade serving not only Broadlands but outlying residential districts such as greater Bridgend, Laleston, Bryntirion and Cefn Glas.

The Retail Parade benefits from an excellent tenant mix including a Tesco Convenience Store, Pharmacy, Health & Beauty, Retail and a number of Bar/Café/Restaurant and Food Takeaway businesses.

### Description

The property briefly comprises a ground floor lock-up shop and premises situated within a development of 13 units.

The unit has the benefit of a modern aluminum double glazed shop front.

### Accommodation

The property briefly provides the following accommodation:-

Ground Floor Sales: 190 sq m (2048 sq ft) NIA

Optional First Floor Mezzanine: 135 sq m (1461 sq ft)

### Tenure

The premises are immediately available To Let under terms of a new lease on an effective full repairing and insuring basis via a service charge.

### Rental

On Application

### Business Rates

To be advised

### EPC

Pending

### VAT

VAT is payable on rent and service charge.

### Legal Costs

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

### 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.wales](mailto:commercial@wattsandmorgan.wales)

Please ask for Dyfed Miles or Matthew Ashman



### Bridgend

T 01656 644 288

E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

### Cowbridge

T 01446 773 500

E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)

### Penarth

T 029 2071 2266

E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)

### Follow us on

