

Watts & Morgan

FOR SALE



Offers Over £450,000

Hybrid Business Unit, Part Vacant/Part Let,
Unit C95 Coegnant Close, Brackla Industrial Estate,
Bridgend, CF31 2AY

- Immediately available For Sale a modern hybrid/business unit providing a combination of showroom, office and workshop/storage space providing in total approximately 452sq.m (4864sq.ft) Gross Internal Area of accommodation
- Immediately available For Sale part vacant and part subject to and with the benefit of occupational arrangements
- Situated in a prominent and convenient location on the Brackla Industrial Estate situated just 1 mile or so north of Bridgend Town Centre and 1 mile or so south of Junction 36 (Sarn Park Interchange) of the M4 Motorway
- Immediately available For Sale freehold tenure inviting offers in excess of £450,000

Location

The property is situated in a prominent and convenient location fronting Coegnant Close which is located just off Main Avenue on the Brackla Industrial Estate, Bridgend.

The Brackla Industrial Estate is a strategically located industrial estate lying just 1 mile or so north of Bridgend Town Centre and 1 mile or so south of Junction 36 (Sarn Park Interchange) of the M4 Motorway. The estate is strategically located close to the M4 Motorway network with Cardiff lying approximately 25 miles to the east and Swansea 20 miles to the west.

Description

The property briefly comprises of three connected units set within a self-contained site with car parking forecourt and enclosed rear courtyard/car parking area.

The property essentially comprises of a showroom unit to the front elevation and to the rear a "middle" workshop/stores and office building, and to the rear a two storey office/storage unit providing flexible accommodation.

The three buildings are built to a conventional standard of construction with predominantly brick and blockwork elevations under tiled pitched roofs. The three buildings combined provide the following accommodation:-

Front Showroom Unit

Showroom/Display accommodation – 106.6sq.m (1146sq.ft) GIA

Middle Unit

Workshop/Store 1 – 81.5sq.m (876sq.ft) GIA

Workshop/Store 2 – 9sq.m (98sq.ft) GIA

First Floor Office Space – 54sq.m (985sq.ft) GIA (restricted headroom in part)

Rear Building

Ground Floor:

Workshop/Store 1 – 25.79sq.m (278sq.ft) GIA

Workshop/Store 2 – 27.2sq.m (293sq.ft) GIA

Office/Ancillary – 56.64sq.m (610sq.ft) GIA

First Floor:

Office/Ancillary Space – 91.28sq.m (983sq.ft) GIA

Total Accommodation – 452sq.m (4864sq.ft) Gross

Internal Area of accommodation

Tenure

The property is to be sold freehold tenure subject to and with the benefit of the letting of the showroom unit and part ground floor and first floor office space at the middle unit to Geleta Doors Limited under terms of a 5 year lease from 06/09/2023 at a rental of £15,000 per annum exclusive. Further details on application.

The remainder of the property is to be offered up with full vacant possession.

Asking Price

Offers in Excess Of £450,000

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.

EPC

Pending

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 selling 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

E cowbridge@wattsandmorgan.co.uk

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.co.uk

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