



**Asking Price £595,000**

## Hybrid Showroom/Workshop/Business Unit, Dunraven Business Park, Bridgend, CF31 3AP

- Immediately available on a "For Sale/May Let" basis, a modern detached hybrid business unit considered suitable for a variety of showroom, workshop and office type uses subject to the obtaining of any necessary change of use planning permission.
- The detached property provides approximately 312 sq.m (3,360 sq.ft) Gross Internal Area of accommodation together with a mezzanine floor providing a further 52 sq.m (560 sq.ft) GIA.
- Situated in a prominent and convenient location, Dunraven Business park is a privately owned business park located just off Coychurch Road on the outskirts of Bridgend Town Centre and with Junctions 35 and 36 of the M4 Motorway lying within just 3 miles or so.
- Immediately available "For Sale" freehold tenure and with Full Vacant Possession at an asking price of £595,000. Also offered up on a "May Let" basis under a new Full Repairing and Insuring Lease at a rental of £45,000 per annum exclusive.

### Location

The property is situated in a prominent and convenient location on a privately owned industrial estate located just off Coychurch Road on the eastern outskirts of Bridgend Town Centre. The town centre itself lies just half a mile or so to the west and both Junctions 35 and 36 of the M4 Motorway within a 3 mile or so drive. Cardiff lies approximately 23 miles to the east and Swansea 18 miles to the west.

### Description

The property briefly comprises a modern detached showroom/business unit built to a modern, traditional standard of construction with brick and blockwork elevations under a tiled pitched roof.

The unit is constructed around a steel portal frame currently configured so as to provide a combination of showroom, office and workshop/storage accommodation.

The detached property is set within a landscaped plot, fully tarmacadam surfaced carpark and loading/unloading bay.

The property features uPVC double-glazed display windows and pedestrian entrance door, electrically operated up and over roller door, separate male and female WCs and tea point. The property has the benefit of all mains services connected including three-phase electricity.

### Accommodation

Building footprint – 312 sq.m (3,360 sq.ft) GIA

First Floor Mezzanine – 52 sq.m (560sq.ft) GIA (N.B restricted headroom in part)

### Planning

The property currently has planning consent for a flooring showroom, warehouse and store with ancillary office space. The property offers up obvious potential for a variety of alternate commercial uses subject to the obtaining of any necessary change of use planning permission. Further details on application.

### Sale Price

Available "For Sale" at an asking price of £595,000  
Freehold tenure and with Full Vacant Possession.

### Rental

A rental of the property may be considered under terms of a new Full Repairing and Insuring Lease for a term of years to be agreed at a rental of £45,000 per annum exclusive.

### Business Rates

The Valuation Office Agency Website advises a rateable value of £14,250.00 (April 2023 list) so rates payable 2025/2026 estimated at £8,094. Interested parties to make enquiries of Bridgend County Council regarding the availability of any small business rates relief.

### VAT

VAT is payable on purchase price/rent.

### Legal Costs

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

### EPC

Band C

### 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 marketing agents:

Messrs Watts & Morgan LLP

Tel: (01656) 644288

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Please ask for

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