

# Watts & Morgan

FOR SALE  
LONG LEASEHOLD TENURE



## Asking Price £170,000

### Detached Industrial/Workshop Unit, 7 Squire Drive, Brynmenyn Industrial Estate, Bridgend, CF32 9TX

- Immediately available For Sale a detached industrial/workshop unit providing for approximately 229sq.m (2462sq.ft) Gross Internal Area of accommodation set within a secure yard extending to 0.45 of an acre or thereabouts
- Available by separate negotiation is a range of specialist trade fixtures and fittings, if required and 37 no. storage containers
- Well located on the Brynmenyn Industrial Estate a strategically located industrial estate located just 2 miles north of Junction 36 (Sarn Park Interchange) of the M4 Motorway.
- Immediately available For Sale Long Leasehold tenure under terms of a 125 year lease from 5th May 1992 at a ground rent. Details on application.

### Location

The property fronts Squire Drive on the Brynmenyn Industrial Estate, Bridgend.

The Brynmenyn Industrial Estate is conveniently located lying just 2 miles or so north of Junction 36 (Sarn Park Interchange) of the M4 Motorway. Swansea lies approximately 20 miles to the west and Cardiff approximately 25 miles to the east.

### Description

The property briefly comprises a detached industrial/workshop unit that is constructed around a concrete portal frame with profile steel cladding to the side elevations and single skin asbestos cement pitched roof incorporating translucent light panels.

The property provides for clear span with 3.4m to eaves and 4.9m to apex.

The property is made available with a range of trade fixtures and fittings and bespoke fitout available by separate negotiation. In addition, 37 no. shipping containers can also be made available for sale by separate negotiation.

The property has the benefit of all mains services connected including 3-phase electricity and mains gas.

An electrically operated roller shutter door opens out onto a secure yard extending to 0.45 of an acre or thereabouts. The yard is served with double gate access and is laid in part to concrete, part tarmacadam and part hardcore.

Included within the sale is a Log Cabin Office providing an additional 27.1sq.m (292sq.ft) Gross Internal Area of accommodation.

### Accommodation

Main Unit: 214sq.m (2300sq.ft) GIA  
Lean-To Ancillary Store: 15sq.m (162sq.ft) GIA  
Log Cabin: 27.1sq.m (292sq.ft) GIA

### Tenure

The property is For Sale Long Leasehold tenure being held under terms of a 125 year lease from 5th May 1992 from Estate Freeholder Bridgend County Borough Council. The Lease contains 5 yearly Ground Rent Review provisions with the current ground rent payable in sum of £6,700 per annum and with the next Ground Rent Review due 5th May 2027.

### Sale Price

£170,000 exclusive.

### Business Rates

The Valuation Office Agency website advises a rateable value of £15,250 effective from 1st April 2026.

### 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

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Please ask for

Dyfed Miles or Matthew Ashman



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