

Watts & Morgan

TO LET



£40,000 Per Annum

Showroom/Business Space, Waterton Lane, Bridgend CF31 3YY

- Immediately available To Let attractive showroom/hybrid business space located within the Wick Van Hire Centre which occupies a highly prominent location fronting the A473 Dual Carriageway on the outskirts of Bridgend
- Accommodation comprises showroom, office, storage space considered suitable for a variety of showroom, trade counter or a variety of business/commercial uses subject to the obtaining of any necessary change of use planning permission
- Immediately available To Let under terms of a new lease on Full Repairing and Insuring terms at rentals from £32,500 to £40,000 per annum.

Location

Situated in a highly prominent location just off Waterton Lane fronting the A473 Dual Carriageway opposite Bridgend Industrial Estate and conveniently located just 2 miles east of Bridgend Town Centre and 2 miles west of Junction 35 (Pencoed Interchange) of the M4 Motorway.

Cardiff lies approximately 23 miles to the east and Swansea 20 miles to the west.

Description

Situated on a privately owned trade park flexible showroom/office/business space together with optional semi-detached industrial/workshop unit.

The park is anchored by Wick Van Hire with other occupiers on the park including motorhome and van sales.

The accommodation available is considered ideally suited to a variety of showroom, trade counter or motor trade occupiers but also considered suitable for a variety of alternate commercial/ hybrid uses subject to the obtaining of any necessary change of use planning permission.

Accommodation

Flexible showroom/business space is available from 3,255sq.ft to 4,083sq.ft. The property provides the following accommodation:-

Office/Ancillary Space – 77sq.m (828sq.ft)
Sales Office – 30.07sq.m (324sq.ft)
Showroom – 226sq.m (2432sq.ft)
Storage/Kitchen/Ancillary and Welfare – 46.4sq.m (499sq.ft)

Total Accommodation - 380sq.m (4083 sq.ft) GIA

Also available is a semi-detached workshop unit that provides approximately 155sq.m (1,668sq.ft) GIA

Tenure

The accommodation is immediately available To Let under terms of a new FRI lease for a term of years to be agreed.

The showroom/business space is available To Let at a rental from £32,500 to £40,000 per annum exclusive.

The semi-detached industrial/workshop unit is available To Let at an asking rental of £18,000 per annum exclusive.

Business Rates

To be advised.

EPC

Energy Rating - Band B

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 Regulations

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

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Please ask for

Dyfed Miles or Matthew Ashman



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