

Watts & Morgan

FOR SALE



Asking Price £435,000

Industrial/Workshop Unit, 1 Kestrel Close, Bridgend
Industrial Estate, Bridgend CF31 3RW

- Immediately available 'For Sale' modern end of terrace industrial/warehouse unit situated in a highly prominent location fronting Western Avenue on the Bridgend Industrial Estate, Bridgend.
- Briefly provides for a building footprint of 247 sq.m (2,656 sq.ft) Gross Internal Area of accommodation together with first floor office/ancillary and mezzanine floor providing a further 247 sq.m (2,656 sq.ft) Gross Internal Area of Accommodation.
- Immediately available 'For Sale' Virtual Freehold at an asking price of £435,000.

Location

The property is situated in a highly prominent location fronting Western Avenue on the Bridgend Industrial Estate, Bridgend, the County's premier industrial estate.

Bridgend Industrial Estate is strategically located lying just 1 mile or so East of Bridgend Town Centre and approximately 3 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

The property briefly comprises a modern end of terrace industrial/warehouse unit, constructed to a modern design and specification around a steel portal frame with brick and block work to lower elevations, double insulated steel colour coated cladding to upper elevations and an asbestos clad pitched roof with translucent light panels.

The property is currently fitted out and configured for use as a gym and premises but as a conventional industrial unit is considered suitable for a variety of industrial/warehouse/workshop uses together with added value uses such as a trade counter use subject to the obtaining of any necessary change of use planning permission.

The property features an internally constructed 2-storey office/ancillary wing together with a full footprint mezzanine floor which is split level and capable of being removed or retained in whole or in part, as required.

The property has the benefit of feature curtain walling to the front elevation together with a recessed roller shutter door and to the side elevation feature double glazed powder coated windows.

To the front of the property is a tarmacadam surfaced car park and loading/unloading forecourt together with use of shared estate car parking provision.

The property has the benefit of 3-phase electricity and mains water and drainage connected.

The property briefly provides the following accommodation: -

Building footprint – 247 sq.m (2,656 sq.ft) GIA briefly comprising industrial/warehouse space of 217.7 sq.m

(2,342 sq.ft) together with ground floor ancillary space of approximately 29.3 sq.m (315 sq.ft) GIA.

First floor office/ancillary space provides a further 27.2 sq.m (293 sq.ft) GIA together with a split level mezzanine floor providing a further 217 sq.m (2,342 sq.ft) GIA.

Tenure

The property is immediately available 'For Sale' Virtual Freehold being held under terms of a 999 year Lease from the 25th March 1997 at a fixed ground rent of £100 per annum. The long-Leasehold interest contains Estate Service Charge provisions.

Asking Price

£435,000

VAT

We are advised there is a no VAT on the sale price.

Business Rates

The Valuation Office Agency website is advising a rateable value of £16,000. For exact rates payable please contact Bridgend County Borough Council Rates Department.

Legal Costs

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

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

Follow us on

