Watts & Morgan

TO LET



£32,500 Per Annum

Prominent Roadside Showroom Unit, Tremains Road Bridgend, CF31 1TZ

• Immediately available 'To Let' a detached showroom unit providing approximately 374 sq.m (4,020 sq.ft) Gross Internal Area of Accommodation.

• Situated in a highly prominent and convenient location fronting Tremains Road one of the principal vehicular throughfares serving Bridgend Town Centre.

• Immediately available 'To Let' under terms of a new FRI Lease for a term of years to be agreed at a rental of £32,500 per annum exclusive.

Location
The property is situated in a highly prominent and convenient location fronting Tremains Road one of the main arterial routes serving Bridgend Town Centre.

Tremains Road lies immediately north of the town centre with occupiers in close proximity including Wolseley Plumb Centre, Castle Bingo, Papa Johns and a variety of main car dealerships.

Bridgend is the principal commercial and retail centre serving Bridgend County. The subject property is conveniently located lying just 2 miles or so south of Junction 36 (Sarn Park Interchange) of the M4 Motorway.

Description
The property briefly comprises a modern detached showroom unit constructed around a steel portal frame, externally featuring power coated aluminium curtain walling and a modern profile steel composite cladding system.

The property provides for clear span with 4.9m to eaves and 6.4m to apex.

The property has the benefit of dedicated car parking demised and use of a shared rear service yard opening out onto a roller shutter door.

The property briefly provides approximately 373.5 sq.m (4020 sq.ft) GIA

Tenure
The property is immediately available 'To Let' under terms of a new FRI Lease for a term of years to be agreed.

Rental
£32,500 per annum exclusive.

Business Rates
The Valuation Agency Office Website advises a rateable value of £29,750 from April 2026

EPC
Energy Rating - Band C

VAT
All figures quoted are exclusive of VAT if applicable.

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

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 letting agents:

Messrs Watts & Morgan LLP
Tel: (01656) 644288
Email: commercial@wattsandmorgan.co.uk

Please ask for
Dyfed Miles or Matthew Ashman



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