

TO LET

Lock-Up Business Units
15C & D Brackla Street Centre
Bridgend
CF31 1DD



- Immediately available "To Let" either individually or as a whole two lock-up business units suitable for a variety of trade counter/showroom/workshop/storge uses subject to the obtaining of any necessary change of use planning consent.
- Convenient location situated within Bridgend Town Centre immediately to the rear of the Brackla Street Centre, and close to the ASDA Supermarket.
- Immediately available "To Let" individually or as a whole under terms of a new Full Repairing and Insuring Lease for a term of years to be agreed.

Lock-Up Business Units

15C & D Brackla Street Centre

Bridgend

CF31 1DD

LOCATION

The units are situated in a convenient town centre location enjoying ease of access and on site car parking. The units are located immediately to the rear of the Brackla Street Shopping Centre close to the ASDA food store with access just off Cheapside.

Bridgend is the administrative and retailing centre serving Bridgend County Borough with the town attracting the usual high street banks and a number of multiple retailers. Bridgend enjoys excellent road and rail links with direct trains to London Paddington and with both junctions 35 and 36 of the M4 Motorway lying within 3 miles or so.

DESCRIPTION

Immediately available are two lock-up self contained "business" units that are suitable for a variety of workshop, storage, trade counter, showroom type uses subject to the obtaining of any necessary change of use planning consent.

Both units are constructed around a steel portal frame with clear span with 4.7m to eaves and 5.8m to apex. Both units are constructed to a modern design and specification with brick and blockwork to lower elevations and double insulated steel colour coated cladding to roof and upper elevation.

Each unit has the benefit of double door access with security shutter. Unit 15C is a "shell" unit most recently occupied for storage use. Unit 15D is currently configured to provide trade counter/showroom area together with workshop, stores, WC and tea point on ground floor together with full sized mezzanine storage over.

ACCOMMODATION

15C – 54.58 sqm (558 sq ft) GIA

15D – Footprint – 111.77 sqm (1,202 sq ft) GIA

Mezzanine storage – 106.5 sqm (1,147 sq ft) GIA

The property has the benefit of mains water, drainage and 3 phase electricity connected. Both units open out onto a tarmac surface forecourt with designated

car parking spaces.

TENURE

The units are immediately available "To Let" under terms of a new FRI Lease for a term of years to be agreed.

RENTAL

15C - £5,000 per annum exclusive

15D - £9,500 per annum exclusive

15C & D combined - £14,000 per annum exclusive

BUSINESS RATES

The valuation office website advises a rateable value of £4,450 for Unit 15D so ingoing tenant should benefit from 100% rates relief. Assessment for 15C to be confirmed.

EPC

To Be Assessed.

SERVICE CHARGE

Ingoing tenants are required to enter into the property service charge arrangements with the tenants of 15C paying a fixed service charge contribution of £500 per annum exclusive and 15D £1,000 per annum exclusive.

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.

VIEWING

Strictly by appointment only through sole letting agents:

Messrs Watts & Morgan LLP

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Please ask for Dyfed Miles or Sara Magness

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