

TO LET

SELF-CONTAINED STORAGE UNIT
TREMAINS ROAD
BRIDGEND
CF31 1TZ



- Immediately available To Let a self-contained semi-detached storage unit that provides approximately 202sq.m (2170sq.ft) gross internal area of accommodation
- Conveniently located fronting Tremains Road on the edge of 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 £12,000 per annum exclusive

Storage Unit Tremains Road Bridgend CF31 1TZ

LOCATION

The property is situated in a prominent location fronting Tremains Road, Bridgend located immediately behind the recently opened Papa John's Pizzeria.

Tremains Road is one of the principal highways serving Bridgend town centre with the unit lying just 3 miles or so from both junctions 35 and 36 of the M4 Motorway.

DESCRIPTION

The property briefly comprises a modern, semi-detached industrial unit that enjoys a specific planning consent for storage use.

The unit is self-contained and provides for storage accommodation on two levels with the property accessed via an electrically operated roller shutter door. The unit provides approx. 202 SQM (2170 sq ft) GIA.

The unit opens out onto a small self-contained largely concrete surfaced secure yard area offering ample car parking and potential for external storage.

Planning

The unit currently has planning consent specifically for storage use, a use falling within Use Class B8 of the Town & Country Planning Use Classes (Order) 1987 with opening hours between 07.30 hours and 18.00 hours Monday to Saturday. There is potential for alternate industrial/workshop/ancillary uses subject to the obtaining of any necessary change of use planning permission.

Tenure

The property is immediately available To Let under terms of a new Full Repairing and Insuring Lease for a term of years to be agreed.

RENTAL

£12,000 per annum exclusive

BUSINESS RATES

To be assessed

EPC

Pending

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.

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**

www.wattsandmorgan.wales

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