

TO LET

Lock-Up Business Unit
15D Brackla Street Centre
Bridgend
CF31 1DD



- Immediately available "To Let" a lock-up business unit suitable for a variety of trade counter/showroom/workshop/storage 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" under terms of a new Full Repairing and Insuring Lease for a term of years to be agreed at an asking rental of £9,500 P.A exclusive.

Lock-Up Business Units

15D Brackla Street Centre

Bridgend

CF31 1DD

LOCATION

The unit is situated in a convenient town centre location enjoying ease of access and on site car parking. The unit is 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 is a self contained lock up business unit that is suitable for a variety of workshop, storage, trade counter, showroom type uses subject to the obtaining of any necessary change of use planning consent.

The unit is constructed around a steel portal frame with clear span with 4.7m to eaves and 5.8m to apex. The unit is 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.

The unit has the benefit of double door access with security shutter. 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

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. The unit opens out onto a tarmac surface forecourt with designated car parking spaces.

TENURE

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

RENTAL

£9,500 per annum exclusive

BUSINESS RATES

The valuation office website advises a rateable value of £4,450 so ingoing tenant should benefit from 100% rates relief.

EPC

EPC Rating Band D

SERVICE CHARGE

Ingoing tenant is required to enter into the property service charge arrangements paying a fixed service charge contribution £1,000 per annum exclusive.

VAT

There is no VAT on Rent or Service Charge.

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

Tel: (01656) 644288

Email: commercial@wattsandmorgan.co.uk

Please ask for Dyfed Miles or Matthew Ashman

www.wattsandmorgan.wales

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