

TO LET

**Business/Trade Counter Units**  
**Heol Ffaldau**  
**Brackla Industrial Estate**  
**Bridgend**  
**CF31 2AJ**

**WATTS &  
MORGAN**  
Commercial



- Available Autumn 2020 a select development of 8 trade counter/ business units.
- The development has the benefit of B1, B2, B8 and A3 planning consents with units considered to be ideally suited for a variety of light industrial/showroom, trade counter, business and food preparation/takeaway uses subject to the obtaining of any necessary change of use planning consent.
- Anticipated availability Summer 2020 with units being made available To Let either individually or as a combination of units under terms of a new FRI Lease for a term of years to be agreed.

**Business/Trade Counter Units**  
**Heol Ffaldau**  
**Brackla Industrial Estate**  
**Bridgend**  
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**LOCATION**

The development is situated in a prominent and convenient location on the site of the former Brackla Break Café/Caitlins Café premises on the Brackla Industrial Estate, near Bridgend.

The estate is strategically located lying just 1 mile or so north of Bridgend town centre via the BNDR dual carriageway and just half a mile or so south of Junction 36 (Sarn Park Interchange) of the M4 Motorway. The site is also very well located backing directly onto the northern boundary of the Brackla housing estate.

**DESCRIPTION**

The development briefly comprises the sub-division and extension of what was the former Brackla Break/Caitlins Café premises which is located in a highly prominent location on the corner of Heol Ffaldau and Wyndham Close.

Upon completion of development the property will comprise 8 no. detached business units that can be occupied individually or as a combination of units to satisfy occupiers requirements.

Accommodation will be made available from just 22.2sq.m (239sq.ft) and with a combination of units to provide a unit of up to 120sq.m (1290sq.ft) net internal area.

The units will be set within a landscaped site that will provide for communal staff and customer car parking areas. Available units are set out on the attached Schedule of Accommodation.

**AVAILABILITY**

It is anticipated that units will be available from late Summer 2020.

**TENURE**

The units are being made available To Let under terms of a new FRI Lease by way of a Property Service Charge.

**RENTAL**

See attached Schedule of Accommodation.

**BUSINESS RATES**

To be assessed.

**EPC**

To be confirmed.

**LEGAL COSTS**

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

**VIEWING**

To arrange a site inspection please contact sole marketing agents:

**Messrs Watts & Morgan LLP**

**Tel: (01656) 644288**

**Email: [commercial@wattsandmorgan.co.uk](mailto:commercial@wattsandmorgan.co.uk)**

**Please ask for Dyfed Miles or Sara Magness**

**SCHEDULE OF ACCOMMODATION**

UNIT NUMBER	SIZE	RENT
Unit 1A	22.2sq.m (239sq.ft)	£4,000 per annum
Unit 2A	32.5sq.m (350sq.ft)	£6,500 per annum
Unit 3A	32.5sq.m (350sq.ft)	£6,500 per annum
Unit 4A	32.5sq.m (350sq.ft)	£6,500 per annum
Unit 5A	60.0sq.m (645sq.ft)	£9,950 per annum
Unit 6A	60.0sq.m (645sq.ft)	£9,950 per annum
Unit 7A	55.8sq.m (601sq.ft)	£7,500 per annum
Unit 7B	56.5sq.m (608sq.ft)	£7,500 per annum

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