

Watts & Morgan

TO LET



£40,000 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 thoroughfares 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 £40,000 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

£40,000 per annum exclusive.

Business Rates

The Valuation Agency Office Website advises a rateable value of £26,000

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

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Please ask for

Dyfed Miles or Matthew Ashman



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