

20/22 CAROLINE ST BRIDGEND

PRIME SHOP TO LET



LOCATION:

The Rhiw Shopping Centre is a covered Shopping Centre and is the 100% prime retail location within Bridgend town centre. Tenants include Boots the Chemist, W H Smiths, Select, Co-Op Bank, Greggs and Card Factory. The currently average monthly footfall in the Centre is approximately 388,000.

20/22 Caroline Street is within the ownership of the Shopping Centre and fronts onto the pedestrianised Caroline Street and the main entrance into The Rhiw.

DESCRIPTION:

The unit comprises a ground floor sales area with first floor ancillary accommodation. There are two entrances into the unit, being from Caroline Street and also from within the mall inside the Rhiw.

LEASE TERMS:

The property is available to let on the basis of a new lease, for a term to be agreed, with 5 yearly upwards only rent reviews, at a rent of £68,500 pax.

A service charge is payable with the estimated service charge for the year ending March 2015 being £526 per annum.

ACCOMMODATION:

The property provides the following approximate areas and dimensions:-

Gross frontage	9.42m	30 ft 11 ins
Net frontage	7.41m	24 ft 05 ins
Internal width	9.87m	32 ft 05 ins
Shop depth	17.95m	58 ft 10 ins
Ground floor sales	155.70 sq.m	1,676 sq ft
First floor – ancillary	15.51 sq.m	167 sq ft

RATEABLE VALUE:

Our enquiries with the Local Rating Authority indicate that the property has a rateable value of £61,000. The rates payable will be £28,853.

VAT:

VAT will be payable to the rent.

LEGAL COSTS:

Each party to bear their own legal costs in dealing with this transaction.

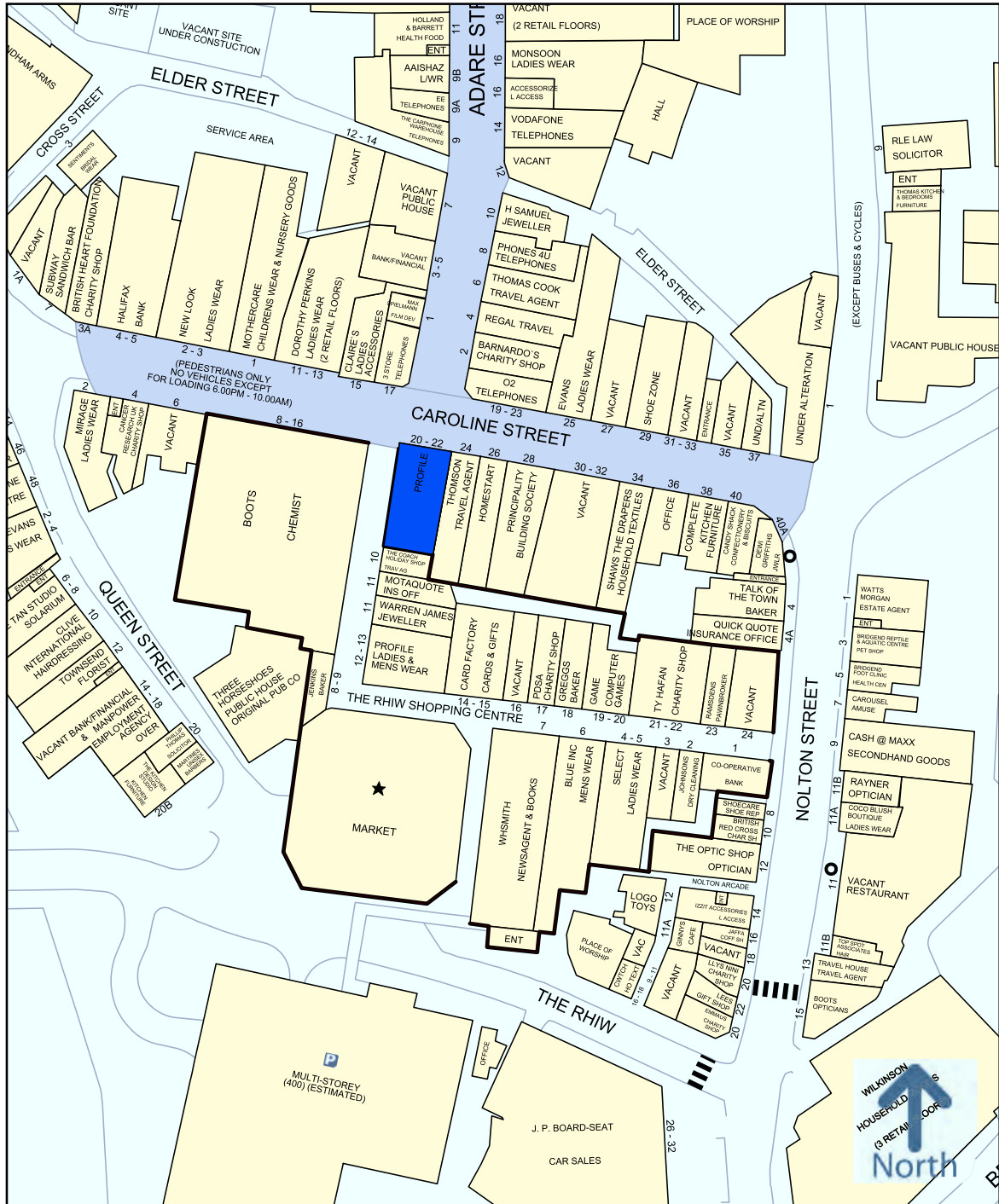
VIEWING:

To be arranged via sole letting agents:-

Huw Thomas huw.thomas@coark.com
029 2034 6312

Ben Davies ben.davies@coark.com
029 2034 6311

Ref: HT/23055 – SEPTEMBER 2014



Experian Goad Plan Created: 04/08/2014
Created By: Cooke Arkwright

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Ordnance Survey 100019885

Energy Performance Certificate

Non-Domestic Building



20-22, Caroline Street
BRIDGEND
CF31 1DQ

Certificate Reference Number:
0060-0430-2449-2524-6002

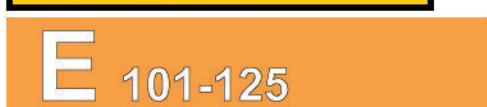
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



◀ 85 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	264
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	76.86

Benchmarks

Buildings similar to this one could have ratings as follows:

38 If newly built

51 If typical of the existing stock