

Watts & Morgan

TO LET



£60,000 Per Annum

Prominent Showroom/Retail Unit, Tremains Road
Bridgend, CF31 1TZ

- Immediately available 'To Let' a modern showroom/trade counter unit providing in total approximately 1,253sq.m (13,488 sq.ft) Gross Internal Area of Accommodation.
- Prominently and conveniently located fronting Tremains Road one of the busiest vehicular thoroughfares running around the outskirts of Bridgend town Centre.
- Suitable for a variety of uses such as retail, trade counter or car sales subject to the obtaining of any necessary change of use planning consents.

Location

The property is situated in a highly prominent roadside location immediately fronting Tremains Road a very busy thoroughfare lying just east of Bridgend Town Centre. Tremains Road is one of the principal vehicular thoroughfares running into and out of the town centre with occupier's in close proximity including Castle Bingo, Wolsely Plumb Centre, VW, Audi and Honda main car dealerships.

Description

The property briefly comprises a modern industrial/warehouse unit constructed around a steel portal frame providing clear span with 3.56 meters to underside of eaves and 7.45 meters to apex.

The unit is constructed with profile steel cladding and powder coated double glazed aluminium shop front.

The property has the benefit of a roller shutter door to the rear of the property providing for loading/unloading and a circa 16 space tarmacadam car park to the front elevation.

Accommodation

The property provides in total approximately 1,253 sq m (13,488 sq.ft) GIA

Tenure

The premises are immediately available To Let under terms of a new FRI lease for a Term of years to be agreed.

Rental

£60,000 P.A Exclusive

Planning

The property has the benefit of a planning consent for use as a car sales showroom with storage. Previous use was A1 retail use. Interested parties should make their own enquires of Bridgend County Borough Council Planning Dept, Telephone : 01656 643643

Tenant Incentives

Tenant Incentives such as a rent-free period and/or concessionary rental may be made available to qualifying applicants.

Business Rates

The Valuation Office website advises a rateable value of £59,500 (2023 list) with estimated rates payable therefore of £29,690 for 2024/25

EPC

Pending

VAT

VAT is payable on Rent.

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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