

TO LET

**Prominent Car Sales Site
Kingsway
Bridgend Industrial Estate
Bridgend
CF31 3RY**



- Immediately available "To Let" a very well presented and located car sales site occupying a prominent and convenient location on the Bridgend Industrial Estate, Bridgend.
- The site is made available "fully fitted" to include modular sales building, LED floodlights, CCTV system, intruder alarm and forecourt sound system.
- Immediately available "To let" under terms of a new sub-lease for a term of years to be agreed.

Prominent Car Sales Site Kingsway Bridgend Industrial Estate Bridgend CF31 3RY

LOCATION

The property is situated in a prominent and easily accessible location fronting Kingsway, which together with Western Avenue forms the main vehicular thoroughfare serving the Bridgend Industrial Estate, near Bridgend.

The Bridgend Industrial Estate is home to both multi national and international companies and a number of main car dealers including Vauxhall, Citroen, Mitsubishi, Nissan and Kia.

The estate is strategically located lying just one mile or so south of Bridgend Town Centre and three miles west of Junction 35 (Pencoed Interchange) of the M4 Motorway. The estate is therefore ideally located to serve Cardiff lying approximately 20 miles to the east and Swansea 20 miles to the west.

DESCRIPTION

The property briefly comprises a fully functioning car sales site and forecourt that is well configured with substantial main road frontage.

The car sales site is fully laid to tarmac with two double entrances and can accommodate circa 90 cars together with customer car parking.

The site has is made available "fully fitted out" with a "Concept Cabin" modular sales office and with the forecourt having the benefit of CCTV, forecourt music/sound system and full Led floodlighting.

The modular sales office provides for approximately 71 sq m (766 sq ft) gross internal area of accommodation which briefly comprises of separate male and female WC's, staff kitchen, open plan sales office and open plan admin office.

The modular building has the benefit of being fully fitted out with security shutters, central heating and intruder alarm.

TENURE

The property is held under terms of a 10 year lease from 1st May 2017. The property is immediately available "To Let" by way of the granting of a new sub-lease for a term of years to be agreed at an initial rental of £10,000 per annum exclusive and subject to a rent review 1st May 2022. In addition to the premise's rental a fit-out rental of £20,000 per annum exclusive is sought for the very well presented and fully fitted out site. Details on application.

BUSINESS RATES

The Valuation Office Agency Website advises a rateable value of £20,000.

EPC

To be confirmed.

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.

VIEWING

Strictly by appointment only through sole letting agents:

Messrs Watts & Morgan LLP

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Please ask for Dyfed Miles or Sara Magness



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