

Commercial

**hrt**

herbert r thomas

Sunnyside House,  
Sunnyside, Bridgend  
CF31 4AF

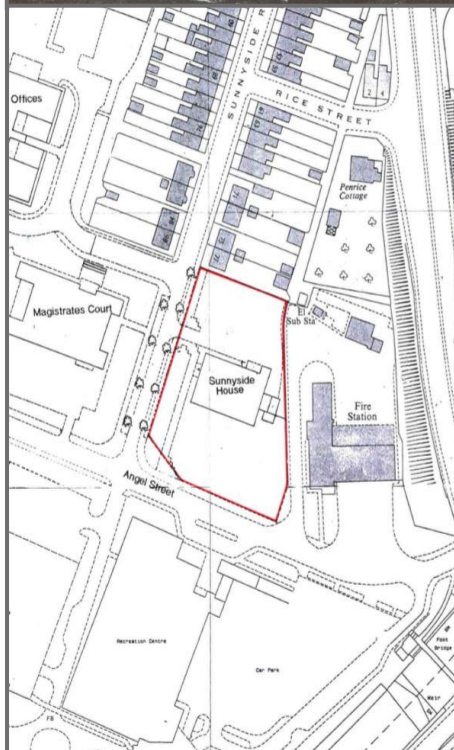
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Joint Agent:



**Sunnyside House,  
Sunnyside,  
Bridgend CF31 4AF**

Guide Price £1,250,000



**Location**

**For Sat Nav users: Postcode CF31 4AF**

Located in the Sunnyside area of Bridgend, on the junction of Sunnyside and Angel Street, on the western edge of Bridgend town centre.

Bridgend is conveniently located between Wales' two largest cities, Cardiff (approximately 18 miles to the east) and Swansea (approximately 20 miles to the west).

In close proximity to the subject property is Bridgend Civic Offices, a leisure centre, a fire station and a multi-storey car park.

**Description**

The property comprises a detached two storey office building with a large surface car park to the side and large grassed area to the front.

The property was constructed during the early to mid-1970s, with traditional brick elevations which have been rendered at first floor.

Internally the property is of cellular configuration and provides office accommodation on both floors. The ground floor accommodation is configured for use as a data centre and associated IT services and we understand that the local authority occupier had installed significant IT infrastructure into the building.

The property occupies a regularly shaped, level plot comprising c. 0.97 acres (c. 0.39 hectares).

The adjacent former Magistrates Court site has recently been granted planning consent for a mixed-use 'Wellness Village' a joint venture development between Linc Cymru Housing Association and Abertawe Bro Morgannwg University Health Board.

**Accommodation**

Ground Floor 389.5m<sup>2</sup> (4,193 ft<sup>2</sup>)  
First Floor 424.38m<sup>2</sup> (4,568ft<sup>2</sup>)

**Total 748.23m<sup>2</sup> (8,761ft<sup>2</sup>)**

Please note all measurements are approximate and have been undertaken on a Net Internal Area (NIA) basis.

**Tenure**

The property is held on a freehold tenure, under Title Number WA808614.

**Tenancies**

The property is offered subject to a 25 Year FRI Lease from 1 April 1996 to Bridgend County Borough Council.

The Rent annually is as follows;  
01/04/2019 – 31/03/2020: £156,396  
01/04/2020 – 31/03/2021: £161,869

**VAT**

All figures are quoted exclusive of VAT.

**Legal Costs**

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

**Rateable Value**

We understand that the property has a rateable value of £76,500 for 2019/2020 and is classified as "offices and premises".

**EPC**

EPC Rating - D.

The Energy Performance Certificate is available on request.

**Viewing Arrangements**

Strictly by appointment only through the joint selling agents.

Contact: James Mordecai  
Tel: 02922 671555  
Email: jamesmordecai@hrt.uk.com

Contact: Rhydian Morris  
Tel: 02920 726002  
Email: Rhydian.Morris@eu.jll.com

Viewing strictly by appointment through Herbert R Thomas or JLL

[hrt.uk.com](http://hrt.uk.com)

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**JLL**  
029 2022 7666

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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.