

FOR SALE / TO LET

A1 Retail / Storage / Manufacturing Opportunity

Units 1-5

Main Avenue



BRACKLA INDUSTRIAL ESTATE

BRIDGEND CF31 2AL

From 340 sq m (3,662 sq ft) to 2,465 sq m
(26,536 sq ft) on 0.65 ha (1.6 ac.)



LOCATION (CF31 2AG)

The property is situated on Main Avenue, Brackla Industrial Estate which is c. 1 mile south of J.36 of the M4 at Sarn, via the A4061 dual-carriageway. It is directly accessed off the new B4181 Coity by-pass and opposite the large Parc Derwen housing development.

THE PROPERTY

The property comprises a large detached premises prominently situated on a flat surfaced plot of 0.65 ha. (1.6 ac.). It has been subdivided into 4x distinct units offering flexible accommodation suitable for a variety of uses including retail, storage, and workshop accommodation.

ACCOMMODATION (GROSS INTERNAL AREAS)

TOTAL		2, 465 Sq M	(26,536 Sq Ft)
Comprising:			
Area	Description	Sq M	Sq Ft
UNIT 1	Main 'Retail' Area	720	7,750
UNIT 2	Ancillary 'Retail' Area	810	8,719
UNIT 3	Warehouse/Stores	595	6,405
UNIT 4	Workshop (inc. Mezzanine of)	340	3,662
		41	439
On a total site area of		0.65 ha.	1.6 acres

CAR PARKING/LOADING FACILITIES

There are a series of marked car parking spaces on the tarmac surface fronting Main Avenue in addition to the front loading areas for the workshops/warehouses.

EXTERNAL STORAGE AREA

Within the total site is the potential for an additional secure external surfaced display area of up to 0.22 ha. (0.5 ac.) - further information is available on request.

SERVICES

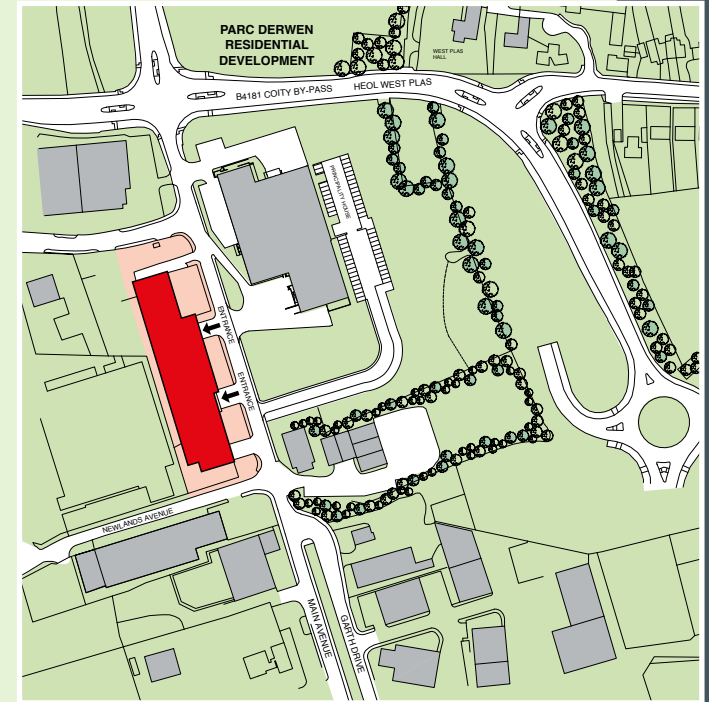
All mains services, including 3 phase electricity, gas, water, and drainage are connected to the property.

PLANNING CONSENT

The whole of the building currently benefits from a Certificate Of Lawful Use granted on 12th March 2010 permitting the retail sale and display of goods as defined by Use Class A1 of the Town & Country Planning (Use Classes) Order 1987.

RATEABLE VALUE (2010)

The whole of the property currently has a rateable value of £71,000. (2010).



ENERGY PERFORMANCE CERTIFICATE (EPC)

The property currently has an EPC rating of 101 which is within Band E.

TENURE

We have been informed that the property is held FREEHOLD.

TERMS OF OCCUPATION

The whole of the property is immediately available by way of a new full repairing and insuring lease for a minimum term of 3 years.

Leasehold occupation of part of the premises may be available on request.

FREEHOLD SALE

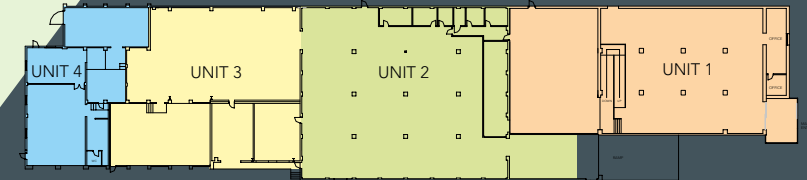
Our clients may consider a freehold sale of the whole of the premises - details on request.

VAT

All figures quoted are exclusive of VAT.

LEGAL COSTS

Each party are to be responsible for their own legal costs.



VIEWING

For further information or to arrange an inspection please contact the sole agents:

Michael Bruce

T: 07920 144 603

E: michael@dipsurveyors.co.uk



DLP Chartered Surveyors for themselves and for the vendor/lessor of this property whose agents they are give notice that:

1. These particulars do not constitute any part of an offer or contract.
2. All statements contained in these particulars are made without responsibility on the part of DLP Chartered Surveyors for the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact.
3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
4. The vendor/lessor does not make or give and neither DLP Chartered Surveyors nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services.
5. All terms are quoted exclusive of VAT unless otherwise stated.

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