

FOR SALE INDUSTRIAL INVESTMENT

**Units 1 & 2 Penllwyngwent Industrial Estate,
Bridgend, CF32 7AX**

2x Adjoining Semi-Detached Workshop Units



- Investment Currently Generating £25,765 pa.
- 2x. Units c. 418 Sq.M. (4,500 Sq.Ft.) + Expansion Land 0.08 ha. (0.2 ac.)
 - Established Industrial Location
 - Offers Invited IRO £295,000 (NIY 9.4%)

Location (CF32 7AX)

The Penllwyngwent Industrial Estate is within the Ogmore Valley, approximately 8 miles north of J. 36 of the M4 in Bridgend County Borough. Access to the estate is via the main A4601 heading north from junction 36 of the M4 towards Nantymoel.

The estate itself is situated within a commercial enclave just off Saville Road, for which there are a variety of different, mainly local, occupiers. Bridgend CBC also operate a small modern industrial opposite



Description

The property comprises a detached unit constructed in the 1980's which has been sub-divided into 2x. adjoining workshops benefiting from the following:

- Steel portal frame construction;
- Minimum eaves height of c. 4.5m.;
- External brickwork/sheet elevations;
- Vehicular access doors;
- Ancillary accommodation;
- Within secure fenced compound.

Mains Services

We understand that mains services, inc. 3 phase electricity is available.

Tenure

We are informed that the investment is held FREEHOLD.

Energy Performance Certificates (EPC)

Unit 1 – 119 – Band 'E'

Legal Costs

Each party are to be responsible for their own legal costs incurred in this matter.

SUBJECT TO CONTRACT

JANUARY 2022

Accommodation (Gross Site Area)

| | Sq.M | Sq.Ft. |
|-----------------------|-----------------|----------------|
| Unit 1 | | |
| Workshop | 332 | 3,574 |
| GF Off./Ancil. | 41.5 | 447 |
| FF Office. | 41.5 | 447 |
| | 415 | 4,467 |
| Unit 2 | | |
| Workshop | 335 | 3,606 |
| GF Off./Ancil. | 50 | 543 |
| FF Office | 33 | 358 |
| | 418 | 4,499 |
| Side Development Land | 0.08 ha. | 0.2 ac. |



Tenants

Unit 1

Let to HW Powdercoating Ltd.;
5 year lease from 1st August 2021 with break after 3 years;
Current Rent £12,465 pa.

Unit 2

Let to Andrew Norris (t/a 'Auto Save');
15 year lease from 1st November 2013;
Break dates November 2022 and November 2025;
Current rent £13,300 pa.

Quoting Price

We are instructed to seek offers of **£295,000** (two hundred and ninety five thousand pounds) subject to contract and exclusive of VAT.

Allowing for a nominal £3,000 pa. for the side expansion land, a purchase at this level reflects a Net Initial Yield (NIY) of **9.4%**, subject to purchaser's cost of 3.57%.

VAT

All figures quoted are exclusive of VAT.

Viewing

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



Michael Bruce MRICS:
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