

FOR SALE

Long Leasehold Interest

**PRINCES WAY, BRIDGEND INDUSTRIAL ESTATE,
BRIDGEND, CF31 3AQ**

Detached Workshops On Secure Yard

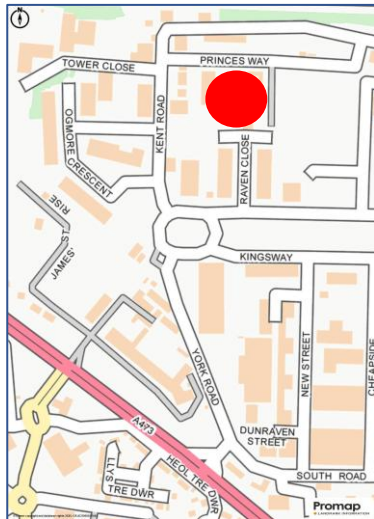


- **2x. Detached Units Within Secure Fenced Compound**
 - **Detached Units Of 1,542 sq.ft. & 3,326 Sq.Ft.**
 - **On Secure Compound Of 0.375 ac.**
- **On Popular Industrial Estate Close To A473 & J.35 M4**

Location (CF31 3AQ)

Bridgend is one of the premier business locations in South Wales, situated midway between Cardiff and Swansea. The town is also the preferred location for many existing large employers, including Sony, and South Wales Police.

Bridgend Industrial Estate is located close to the A473 dual carriageway and 2 miles west of Junction 35 of the M4. Situated to the rear of the new EVRI distribution depot access to the property is via either Princes Way or Raven Close. The location of the property can be seen on the plan below.



Description

The available property comprises 2 detached workshop units within a secure self-contained site.

Unit 1

- Modern steel portal framed unit;
- Pitched sheet roof with block/metal clad elevations;
- Min. eaves ht. 4.70m.;
- Split into 2 semi-detached workshops;
- Rolling road and vehicle lift pit;
- 3x. roller shutter doors;

Unit 2

- Detached workshop with 'At Cost' concrete frame;
- Min. eaves height of 3.70m.;
- Additional first floor storage
- Concertina access door;

Yard/Compound

- Both units within secure fenced yard;
- Tarmac/concrete surface;
- Secured with palisade fence and 2x. gates;
- Access from both Princes Way & Raven Close;

Mains Services

Mains services including single phase electricity, water and mains drainage connections are available.

Energy Performance Certificate

To be assessed.

SUBJECT TO CONTRACT

JANUARY 2025

Accommodation (GIA)

	Sq.M.	Sq.Ft.
UNIT 1A <i>Inc. WC & Office</i>	193.4	2,081
UNIT 1B	115.3	1,241
UNIT 2 <i>Inc. Office, WC, canteen, stores</i>	229	2,504
ON SITE OF	0.02 ha.	0.375ac.

Tenure

The property is held by way of a long 99 year building lease from 1970. There are ground rent reviews every 20 years with the next review due 2030.

The current ground rent payable is £3,840 pa.

Estate Service Charge

The current estate service charge payable in respect of these properties is £147.60 quarterly.



Quoting Price

We are inviting offers in the region of £495,000 for this long leasehold interest.

Business Support

For further information please contact:

Welsh Assembly Government (Flexible Support for Business) on **03000 60 3000** &

Bridgend County Borough Council on **01656 815 315** or business@bridgend.gov.uk

Legal Costs

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

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:
Mobile: 07920 144 603
michael@dipsurveyors.co.uk

IMPORTANT MESSAGE

DIP Surveyors Ltd gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information herein (whether text, plans or photographs) is given in good faith but should not be relied upon as being a statement of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any facilities are in good working order. 4. The photographs appearing in these particulars show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is a reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.