

FOR SALE

INDUSTRIAL INVESTMENT *HELD ON VIRTUAL FREEHOLD BASIS*

**Unit 3/3a Garth Drive, Brackla Industrial Estate,
BRIDGEND, CF31 2AQ**



- Detached Unit Of 9,876 sq.ft. (917 sq.m.) on 0.406 ac. (0.16 ha.)
 - Currently Producing An Annual Income Of £46,000 pa.
– *next rent review March 2028*
- Established Trading Location close to Bridgend and M4

Location (CF31 2AQ)

Bridgend is one of the premier business locations in South Wales, situated midway between Cardiff and Swansea.

The property is on the Brackla Industrial Estate, a well located estate with good links to J.36 of the M4 via the A4061. Garth Drive is an elevated location over Main Avenue, the main arterial route on the Brackla Industrial Estate. Other nearby occupiers on this part of the estate include Customised Sheet Metal Ltd., Renowheel, and Project Seagrass.

The location of the estate within a regional context is indicated on the plan below.



Description

This comprises a prominently situated detached unit with car parking and rear secure yard:

- Pitched steel portal frames;
- Min. eaves 5.2m. rising to 6.4m.;
- Brick/block and insulated metal clad elevations and roof;
- LED lighting throughout;
- Additional first floor office accommodation (tenants improvement);
- 2x. electrically-operated vehicular access doors;
- Secure rear surfaced yard;

Accommodation (Gross Internal Areas)

	Sq.M	Sq.Ft.	Sq.M	Sq.Ft.
UNIT 3A				
Ground Floor	388	4,177		
First Floor	36	393		
UNIT 3				
Ground Floor	371	3,991		
First Floor	122	1,314		
TOTAL GIA			917	9,876
On Site Of			0.16 ha.	0.406 ac.

Mains Services

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

Energy Performance Certificate (EPC)

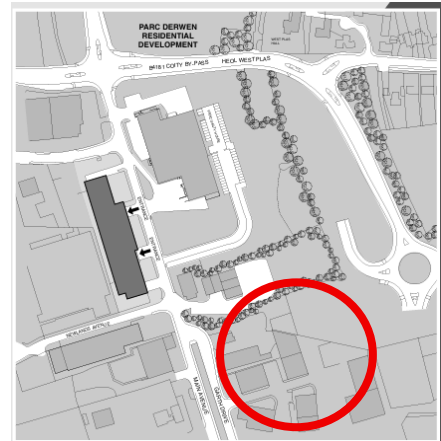
82 - Band D.

SUBJECT TO CONTRACT

AUGUST 2026

Business Rates (2026)

Rateable Value (2026) £25,500
Rates Payable (2026/27) £12,801 pa.



Tenure

We understand that the property is held on a 999 year leasehold basis from 1st October 1989 at an annual rental of one peppercorn.

Current Occupancy Terms

• Landlord	Customise Sheet Metal Ltd.;
• Tenant	Powerhouse Energy Group Plc.;
• Term	10 years from 1st March 2023;
• Current Rent	£46,000 pa.;
• Break Option	Mutual option to break March 28;
• Rent Review	Upwards-only rent review March28
• Repairs	Full repairing and insuring;

Covenant Strength

Powerhouse Energy Group Plc. are considered Very Low Risk have a Creditsafe risk score of 73 and an international score of A

Asking Price

Offers in the region of **£725,000** for the property with the benefit of the current tenant and income stream (ex. VAT).

A purchase at this level reflects a net initial yield of 6.1%, a reversionary yield of 8.3% (based on ERV of £63,155 pa) and a Capital Value of £73.00 psf., assuming purchasers costs of 4.57%.

Legal Costs

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

Viewing

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



Michael Bruce MRICS:
Mobile: 07920 144 603
michael@dlpsurveyors.co.uk

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DLP 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.