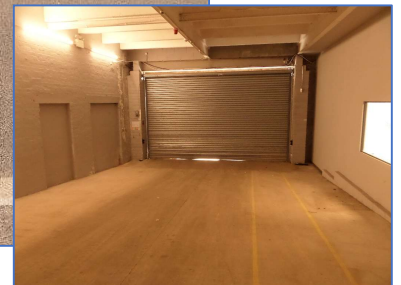
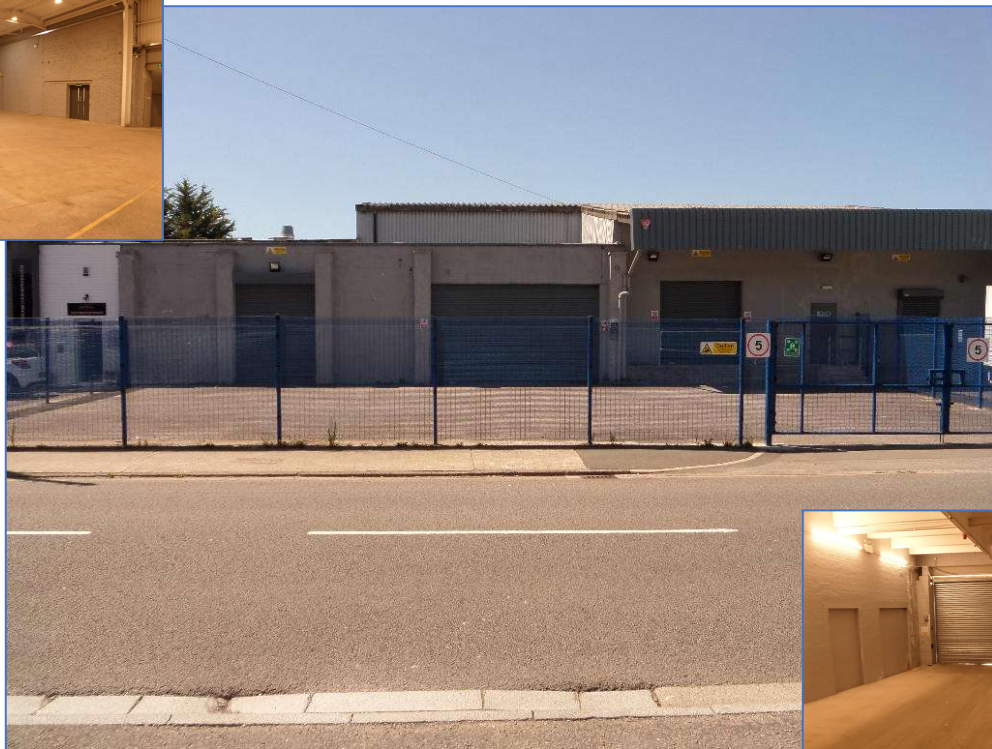
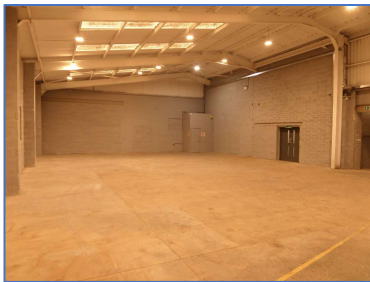


## TO LET

### UNIT 3 MAIN AVENUE, BRACKLA INDUSTRIAL ESTATE, BRIDGEND, CF31 2AG

Trade Counter Unit With Secure Fenced Forecourt



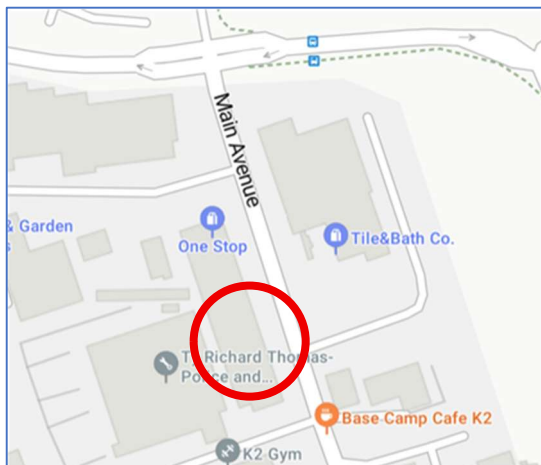
- Trade Counter Unit Of 6,405 sq.ft. (595 sq.m.)
- Secure Fenced Forecourt/Loading Area
- Prominent Frontage On To Main Estate Road
- Established Trading Location Close To J.36 M4

## Location (CF31 2AG)

The unit is prominently situated towards the northern edge of the Brackla Industrial Estate, Brackla, which lies within 2 miles of Junction 36 of the M4 motorway at Sarn Park and 4 miles from Junction 35 of the M4 motorway at Pencoed.



The Brackla Industrial Estate is a popular trading location and includes a variety of occupiers including 'One Stop' shop, 'Tile and Bath Co.' and BEI Lighting. The property fronts onto Main Avenue as can be seen on the plan below.



## Description

The property comprises a refurbished mid-terrace trade counter unit which benefits from the following:

- steel portal framed construction in rear warehouse;
- wide access door and internal ramp to rear stores;
- solid concrete floors;
- refurbished ancillary accommodation;
- large securely fenced front loading forecourt;

## Mains Services

The property benefits from the provision of mains services including 3x phase electricity water and drainage.

## User

We have been advised that the estate has an overall consent for Use Classes B1, B2, B8 as defined by the Town & Country (Use Classes Order 1987).

## Energy Performance Certificate (EPC)

The property has been assessed at 101 within Band E.

**SUBJECT TO CONTRACT**

**AUGUST 2025**

## Accommodation (Gross Internal Area)

**TOTAL GIA**

**6,405 Sq.Ft.**

## Tenure

The property is immediately available on a new full repairing and insuring leases for minimum terms of 3 years.

## Quoting Rent

We are currently quoting a rent of **£49,750 pa.**



## Additional Accommodation

Additional storage/workshop space of up to 8,000 sq.ft. is also immediately available in an adjoining unit.

## Business Rates (2023)

Rateable Value £17250

Business Rates Payable 2025/2026 - £9,798 pa.

## Further Information For Business

For further information please contact:

**Welsh Assembly Government (Business Wales)** on **03000 60 3000** [www.businesswales.gov.wales](http://www.businesswales.gov.wales) or

**Bridgend County Borough Council** on **01656 815 315** or [business@bridgend.gov.uk](mailto:business@bridgend.gov.uk).

## VAT

All figures quoted are exclusive of VAT.

## 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 agents:



Michael Bruce MRICS:  
**Mobile: 07920 144 603**  
[michael@dlpsurveyors.co.uk](mailto:michael@dlpsurveyors.co.uk)

**01656 658445**  
[www.dlpsurveyors.co.uk](http://www.dlpsurveyors.co.uk)

### IMPORTANT MESSAGE

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.