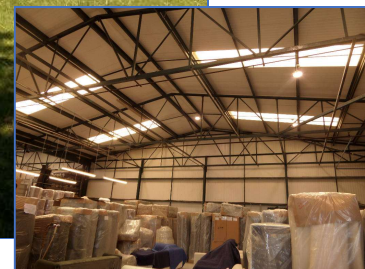


FOR SALE

INDUSTRIAL INVESTMENT HELD ON LONG LEASEHOLD BASIS

**Unit C14a Western Avenue,
Bridgend Industrial Estate,
BRIDGEND, CF31 3RT**



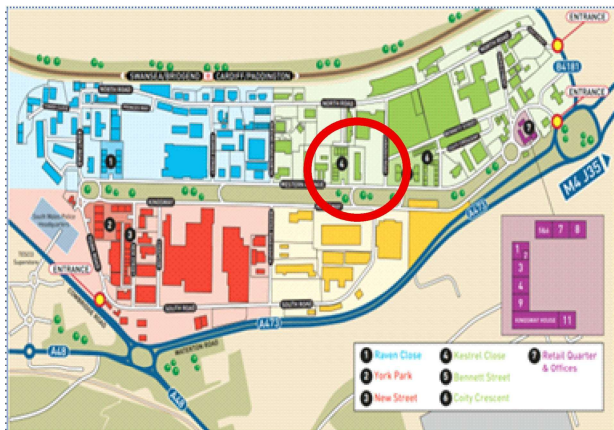
- **Detached Unit Of 18,367 sq.ft. (1,706 sq.m.) 1.89 ac. (0.76 ha.)**
 - **Current Rental Income £58,000 pa.**
- **ERV c. £100,000 - £120,000 pa.– next rent review March 2028**
- **Established Trading Location close to Bridgend and M4**

Location (CF31 3RT)

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

The unit is on the Bridgend Industrial Estate, the largest and most popular commercial estate within the county and one which benefits from direct access onto the A473 dual carriageway, with J.35 to the M4 approximately 2 miles to the east.

The subject property is prominently situated with frontage onto Western Avenue, one of the main arterial routes on the estate.



Description

This comprises a prominently situated detached unit plus additional land suitable for potential expansion. The property benefits from the following:

- Steel truss frame to create 4 pitched open bays;
- Brick/block and insulated metal clad elevations and roof;
- Min. eaves ht. of c.5.0 m.;
- LED lighting throughout;
- 6.3 tonne DMAG gantry crane;
- 2x. electrically-operated vehicular access doors;
- Refurbished office/ancillary accommodation;

Accommodation (Gross Internal Areas)

	Sq.M.	Sq.Ft.
TOTAL GIA	1,706.07	18,367
MAIN WAREHOUSE	1,488.9	16,028
OFFICE/ANCIL. BLOCK	217.17	2,339
On Site Of	0.763 ha.	1.89 ac.

Mains Services

All mains services including 3 phase electricity, water and drainage is connected to the property. There is no mains gas connected although this is available on the estate.

SUBJECT TO CONTRACT

JANUARY 2026

Business Rates (2023)

- Rateable Value (2023) £51,500
- Rates Payable (2025/26) £29,252 pa.

Tenure

The property is held by way of a long building ground lease under the following terms:

- Term 99 yrs from May 1981;
- Current Ground Rent £60,000 pa.
- Gnd. Rent Reviews Every 20 years;
- Next Review 2031;
- Repairs full repairing & insuring;
- User Class III & IV (B1/B2).

Current Occupancy Terms

- Under-Lease Date 29th September 2022;
- Sub-Tenant Sofa Icon Ltd;
- Term 10 yrs March 2023
(c.7 years unexpired);
- Current Rent £58,000 pax.
- Rent Reviews Every 5 years
next review March 2028
- Repairing Liabilities Full repairing & insuring;

ERV

It is expected that current estimated rental value of this property is in the region of **£100,000 - £120,000 pa.**

Availability

The unexpired long leasehold interest of this property is immediately available with the benefit of the existing occupation of Sofa Icon Ltd.

Asking Price

We are inviting offers in the region of **£350,000.**

Further Assistance For Business

For further information please contact:

Bridgend County Borough Council on
01656 815 315 or 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 letting agents:



Michael Bruce MRICS:
Mobile: 07920 144 603
michael@dipsurveyors.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.