

RETAIL UNITS AVAILABLE FROM 450 – 3,000 SQFT



BRIDGEND CF31 3BL



Freshly
ground coffee
WITHOUT
PAYING A BEAN

 **Cooke &
Arkwright**

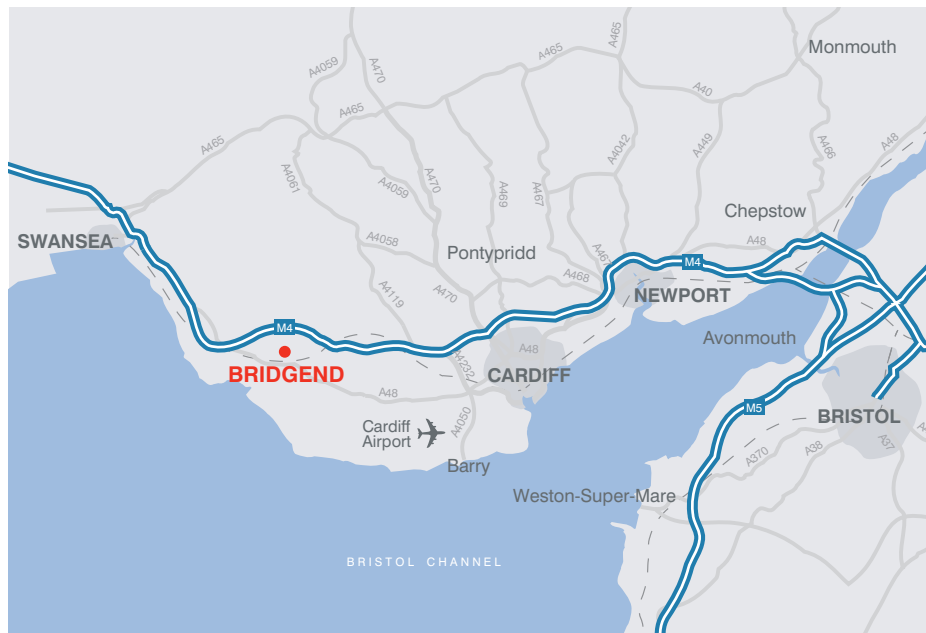
Card Factory

Boots

WHSmith

GAME

Warren James



CARDIFF AND SWANSEA ARE 30 MINUTES' DRIVE AND BRISTOL IS JUST OVER AN HOUR AWAY



Bridgend is very accessible. The M4 and A48 provide good east-west links and open up the area to a large catchment population.



Bridgend is on the main intercity route from South Wales to London. Fastest journey times from London are 2hrs 20m; Bristol Parkway is an hour away and Birmingham just under 2 1/2 hrs. In addition to the mainline, there are lines up the Lynfi Valley to Maesteg and along the coast towards Cardiff Airport.



Cardiff Airport with scheduled flights to a range of destinations is just 40 minutes' drive from Bridgend and 25 minutes by rail.





200,000 TOTAL CATCHMENT

An estimated 1.9 million people live within an hour's drive of Bridgend and 5.3 million within 2 hours drive.

AVAILABLE UNITS

Unit	Ground Floor Sales	Ancillary Area	Rateable Value / Rates Payable	Service Charge	Insurance	Rent
Unit 2	604 sq ft	468 sq ft	£10,750/£6,106	£8,119 pa	£520 pa	On Application
Units 4 & 5	2,336 sq ft	466 sq ft	£27,500/£15,620	£21,220 pa	£1,356 pa	On Application
Unit 12-13	1,724 sq ft	1,140 sq ft	£29,250/£16,614	£21,690 pa	£812 pa	On Application
20-22 Caroline Street (GF)	1,676 sq ft	_____	£24,750/£14,058	£TBC pa	_____	On Application

**FOR FURTHER INFORMATION
PLEASE CONTACT OUR AGENTS:**

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