



## Unit 5 & 6, Bank Buildings, Bridgend Industrial Estate, Bridgend, CF31 3SB

### Retail Unit To Let

#### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	1,573 sq ft / 146.14 sq m
<b>Rent</b>	£27,530 per annum Rent payable quarterly in advance
<b>Service Charge</b>	£1,715 per sq ft Budget Year End March 2025
<b>Business Rates</b>	To be reassessed
<b>EPC Rating</b>	Upon enquiry

#### Key Points

- Elevations predominantly brick with part glazed frontage.
- Open plan area with WC facilities.
- Unit can be split.
- Available Spring 2025
- Single Pedestrian door.
- Generous shared car parking available adjacent.
- Previously used as a bank

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Business Rates	To be reassessed
Service Charge	£1,715 per sq ft Budget Year End March 2025
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Approximate Premium for Year Ending Dec 2024
EPC Rating	Upon enquiry

## Description

The subject property comprises an end of terrace single storey unit in a popular mixed use development courtyard. Elevations are predominantly brick with part glazed frontage.

The unit could potential be split.

## Location

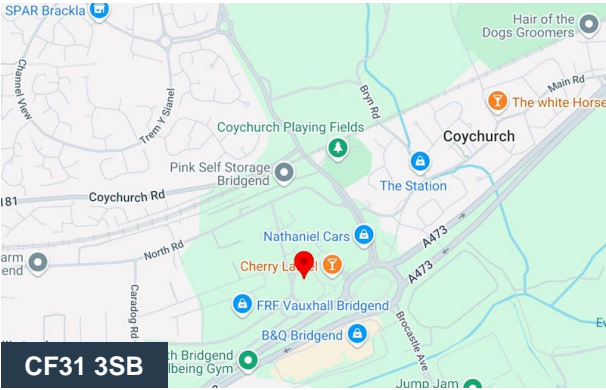
Unit 5 & 6 Bank Buildings Retail Quarter, Bridgend Industrial Estate, CF31 3SB - The Bridgend Industrial Estate comprises a large mixed use development comprising a number of large stand-alone industrial facilities, smaller estates, offices, development plots and a small retail quarter. In total the estate extends to an estimated 3 million sq feet of commercial space on approximately 300 acres. The Retail Quarter is prominently located at the eastern entrance of Bridgend Industrial Estate and enjoys easy access to the A473 and the main estate arterial routes Kingsway and Western Avenue. Other occupiers in the development include a cafe, dentist, chiropractor, Post Office and Ladbrokes. There is also Marston's public house opposite.

## Specification

Shell finished unit to be refurbished.

## Terms

The unit is available on a new full repairing and insuring lease for a term to be agreed.



## Viewing & Further Information



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