Watts & Morgan

FOR SALE/TO LET



£105,000 Per Annum

Unit 6B Ewenny Industrial Estate, Bridgend, CF31 3EX

• Newly refurbished industrial/warehouse unit providing approximately 1395sq.m (15,014sq.ft) GIA and having the significant benefit of being set within a secure yard.

• Located on the Ewenny Industrial Estate a strategically located privately owned estate lying just 1½ miles south of Bridgend Town Centre and 3 miles west of Junction 35 (Pencoed Interchange) of the M4 Motorway.

• Immediately available 'To Let' under terms of a new FRI Lease for a term of years to be agreed at a rental of £105,000 per annum exclusive.

Location
Ewenny Industrial Estate is conveniently located lying just off the A473 dual carriageway 1½ miles or so south of Bridgend Town Centre and approximately 3 miles west of Junction 35 (Pencoed Interchange) of the M4 Motorway.

Cardiff lies approximately 20 miles to the east and Swansea 20 miles to the west.

Description
The property is located on the Ewenny Industrial Estate a privately owned multi-unit industrial estate newly acquired by PMG with individual units all being refurbished and offered up For Sale/To Let.
Unit 6B comprises a modern industrial/ workshop unit undergoing a comprehensive refurbishment which will include new roof covering, roller shutter door, windows and doors. The unit provides approximately 1395sq.m (15,014sq.ft) Gross Internal Area.

The unit is set within a yard extending to approximately 1.15 acres.

Planning
The estate is allocated as an employment site allowing for B1, B2 and B8 Uses.

Grant Assistance
The property is located in a Grant Assisted area.

Tenure
The property is immediately available 'To Let' under terms of a new FRI Lease for a term of years to be agreed at a rental price of £105,000 p.a exclusive.
Available For Sale on a new 999 year Virtual Freehold interest.

Sale Price
£1.495m

Rateable Value
To be assessed on completion of refurbishment.

Estate Service Charge
Each owner/occupier on the estate will contribute and be responsible for a contribution to the maintenance and upkeep of the common areas of the estate including the shared access road. Details on application.

EPC
Energy Rating - Band C

Legal Costs
Each party to be responsible for their own legal and professional costs incurred in the transaction.

Anti Money Laundering
In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

Viewing
Strictly by appointment only through
Joint selling/letting agents:

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