

Watts & Morgan

TO LET



£50,000 Per Annum

Modern Showroom/Business Unit, Waterton Lane, Bridgend, CF31 3YY

- Immediately available “To Let” a detached purpose built showroom/business premises considered to be very well configured with a combination of showroom, office and workshop/storage space and providing in total approximately 667sq.m (7176sq.ft) Gross Internal Area of accommodation
- Situated in a highly prominent location fronting the A473 Dual Carriageway on the outskirts of Bridgend.
- Considered suitable for a variety of retail/trade counter/showroom and business uses subject to the obtaining of any necessary change of use planning permission.
- Immediately available “To Let” under terms of a new FRI Lease for a term of years to be agreed at a rental of £50,000 per annum exclusive

Location

The property is situated in a highly prominent location just off Waterton Lane and fronting the A473 Dual Carriageway opposite the Bridgend Industrial Estate and conveniently located just 2 miles or so east of Bridgend Town Centre and 2 miles west of Junction 35 (Pencoed Interchange) of the M4 Motorway.

Cardiff lies approximately 23 miles to the east and Swansea 20 miles to the west.

The property is located on the Wick Van Center Site, a long established location for the sale and hire of light commercial vehicles and more recently campervans and motorhomes.

Description

The property briefly comprises a modern detached purpose built Automotive Showroom considered suitable for the sale of cars and motorhomes or a variety of alternate retail or trade counter/showroom uses.

The property is constructed around a steel portal frame and is considered to be well configured with a combination of showroom, office/ancillary and workshop/storage space.

The property briefly provides the following accommodation:-

Sales Showroom/Office/Ancillary Space – 449sq.m (4831sq.ft) GIA
Workshop/Warehouse Space – 218sq.m (2345sq.ft) GIA
Total Accommodation – 667sq.m (7176sq.ft) Gross Internal Area of accommodation.

The property provides 4.8m to eaves and 6.3m to apex with the workshop/warehouse having the benefit of an electrically operated roller shutter door opening out onto a tarmacadam loading/unloading forecourt and storage yard.

To the front of the property is a tarmacadam surfaced sales forecourt/parking area.

The property has the benefit of mains water drainage and 3-phase electricity supply.

Tenure

The property is immediately available "To Let" under terms of a new lease for a term of years to be agreed on a Tenant Full Repairing and Insuring basis.

Rental

£50,000 per annum exclusive

Service Charge

The ingoing tenant is to enter into the Estate Service Charge arrangements paying an initial Service Charge Rent of £200 per calendar month.

Business Rates

The Valuation Office Agency website advises a rateable value of £53,500 from the 1st of April 2026 so estimated rates payable 2026/27 of £26,857

EPC

Pending

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT if applicable.

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 sole letting agents:

Messrs Watts & Morgan LLP

Tel: (01656) 644288

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Please ask for
Dyfed Miles or Matthew Ashman



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