



22 Rhiw Shopping Centre, Bridgend, CF31 3BL

TO LET

PROMINENT RETAIL UNIT
2,152sq ft (199.97sq m)

- + A1 Use
- + Prime town centre location
- + Incentives available

029 2081 1581

www.emanuel-jones.co.uk

LOCATION

Bridgend is located in south Wales approximately 20 miles west of Cardiff and 20 miles east of Swansea. The M4 motorway runs to the north of the town with both Junction 35 and 36 providing easy access. Bridgend train station is located in the centre of the town with access to Cardiff in 21 minutes and London within 2.5 hours.

The Rhiw Shopping centre, Caroline and Adare Street form the main retail pitch in Bridgend town centre where both local and national occupiers are present.

There a number of pay and display car parks in close proximity including the Rhiw multi-storey car park. To the south of the centre is an Asda superstore with a 546-car capacity car park.

Notable occupiers in close proximity to the property include Boots chemist, New Look and Halifax Bank

DESCRIPTION

The property is a Ground floor shop with first floor within the main mall of the covered shopping centre.

ACCOMMODATION

The property provides the following approximate areas;

Ground Floor Sales	1,466 sq ft (136.27 sq m)
Ground Floor Store	19 sq ft (1.80 sq m)
Ground Floor Store	666 sq ft (61.90 sq m)

Total 2,152 sq ft | (199.97sq m)

LEASE TERMS

The property is available on the basis of lease assignment or sublease for a term expiring 31st March 2022.

Alternatively, a new lease may be available subject to covenant.

RENT

The current rent is £25,000pa however there are incentives and some flexibility subject to the covenant.

BUSINESS RATES

The rateable value of the property is £30,250. However we understand due to the Covid legislation an occupier will not be liable to pay rates till April 2021.

Interested parties should rely on their own enquiries with the Local Authority.

EPC

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

61 This is how energy efficient the building is.

VAT

To be confirmed.

LEGAL COSTS

Each party to bear their own legal and professional costs incurred.

VIEWING

Strictly by appointment through sole agents Emanuel Jones:-

Contact: David Williams / Leo Llewellyn
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September 2020

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