



Units 10-12 Bridgend Shopping Centre, Bridgend, CF31 1DD

TO LET

PRIME RETAIL ACCOMMODATION
16,745 sq ft (1,559 sq m)

- + City centre location
- + Excellent frontage
- + Ability to be sub-divided

029 2081 1581

www.emanuel-jones.co.uk

LOCATION

Bridgend is the principal town within Bridgend County. It is located approximately 20 miles west of Cardiff and 25 miles east of Swansea. Bridgend has excellent connectivity with access via the M4 motorway at two junctions.

The shopping centre is situated within the heart of Bridgend. The shopping centre can be accessed via Cheapside which also shares access with ASDA who offer a 546-space car park. The property can also be accessed via Brackla Street. Public transport links are fantastic with a number of bus routes providing access to the shopping centre and Bridgend train station a short 5-minute walk north.

DESCRIPTION

The shopping centre provides approximately 130,000 sq ft of retail accommodation in the heart of Bridgend town centre. Local occupiers include Kaspas, Iceland and Ladbrokes.

Units 10-12 provided availability over ground and first floors. The units benefit from three phase electricity and water connectivity. Gas can also be connected, if required. The units are currently in shell condition. Units can be sub-divided.

ACCOMMODATION

The property has been measured on a net internal area basis and provides the following areas:

Ground	8,245 sq ft		(768 sq m)
First	8,500 sq ft		(791 sq m)
TOTAL	16,745 sq ft	 	(1,559 sq m)

**LEASE TERMS**

Rent on application.

SERVICE CHARGE

Further details upon request.

BUSINESS RATES

The property has a rateable value of £57,500. However, we understand due to the Covid legislation an occupier will not be liable to pay rates until April 2021.

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

EPC

The property has an EPC of D (83). A full copy of the certificate can be provided upon request.

VAT

All figured are quoted exclusive of VAT.

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 / Carlo Piazza
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carlo@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



May 2021

**Units 10-12 Bridgend Shopping Centre,
Bridgend, CF31 1DD**

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