



Unit 19 Bridgend Shopping Centre, Bridgend, CF31 1DD

TO LET

PRIME RETAIL ACCOMMODATION
5,387 sq ft (500 sq m)

- + City centre location
- + Excellent frontage
- + High footfall location

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.

Unit 19 provides ground floor retail accommodation which has a shell fit-out. The unit benefits from front-age onto the pedestrian walk-way through Bridgend shopping centre.

ACCOMMODATION

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

TOTAL 5,387 sq ft | (500 sq m)

**LEASE TERMS**

Rent on application.

SERVICE CHARGE

Further details upon request.

BUSINESS RATES

To be assessed

EPC

The property has an EPC of B (42). 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

**Unit 19 Bridgend Shopping Centre,
Bridgend, CF31 1DD**

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