

TO LET

TRADE COUNTER UNIT

UNIT 2 HERNSTON RETAIL PARK,
BRIDGEND, CF31 3ND



- PROMINENT TRADE COUNTER FRONTING THE MAIN A48
- 287.26 SQ.M (3,092.06 SQ.FT.)
- WITHIN A SHARED COMPOUND WITH 9 DESIGNATED SPACES TO FRONT
- NEARBY OCCUPIERS INCLUDE KFC, TESCO EXTRA AND MCDONALDS

OFFERS IN THE REGION OF
£45,000 PA

UNIT 2 HERNSTON RETAIL PARK, BRIDGEND, CF31 3ND

LOCATION

The property is situated within an established commercial location, known as Hernston Retail Park. The retail park affords ease of access directly off the main A48, which connects to the M4 Motorway (J37), which is approximately 6 miles away in a westerly direction.

Occupiers within close proximity vicinity include **Lidl**, **Pets at Home**, **BP**, **Homebase**, **McDonald's** and **Kwik Fit**. Hernston Retail Park also accommodates a range of established national occupiers including **KFC**, **Halfords Auto Centres** (adjacent) and **Wickes**.

DESCRIPTION

The property comprises a prominent trade counter unit situated within an establish retail park, just off the main Bypass road (A48).

The subject premises comprises a gross floor area of approximately 287.26 sq.m (3,092.06 sq. ft.) with an eaves height of 5.50m. Internally the subject premises accommodates a separated retail area/ trade counter to the front section, which benefits from suspended ceilings and fluorescent lighting.

The remaining accommodation comprises ancillary areas including a loading area with roller shutter loading doors to the front elevation, with a clearance of 3.63m. The subject property also comprises a mezzanine area to the rear section of the building, equating to approximately 104.24 sq m (1,122.03 sq ft).

The property is situated within a shared compound (occupied in part by Halfords Autocentre) comprising a total of 25 parking spaces. A total of 9 designated parking spaces are located directly to the front of the unit.

ACCOMMODATION

The subject premises affords the following approximate dimensions and areas:

GROUND FLOOR

Gross Internal Area: 287.26 sq.m (3,092.06 sq. ft.)

MEZZANINE

Gross Internal Area: 104.24 sq.m (1,122.03 sq. ft.)

RATES

The Rateable Value for the subject premises is as follows.

Rateable Value (2017): £38,000

From April 2018 the Welsh Government will set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2020-21 the multiplier will be 0.535.

We advise that all enquiries should be made with the Local Authority Rates Department to verify this information. For further information visit www.voa.gov.uk.

VAT

All figures quoted are exclusive of VAT. Our client reserves the right to levy VAT on this transaction (if applicable).

TERMS & TENURE

Our Client's interest is available by the way of a new effective Full Repairing & Insuring Lease (under terms to be negotiated).

VIEWING

By appointment with Sole Agents:

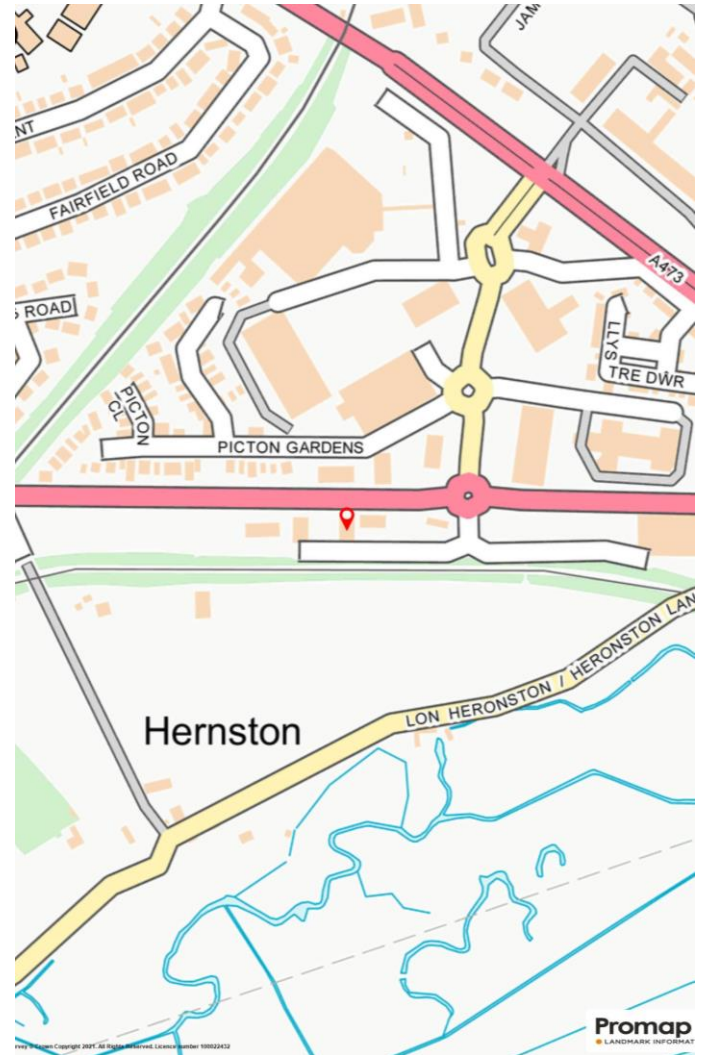
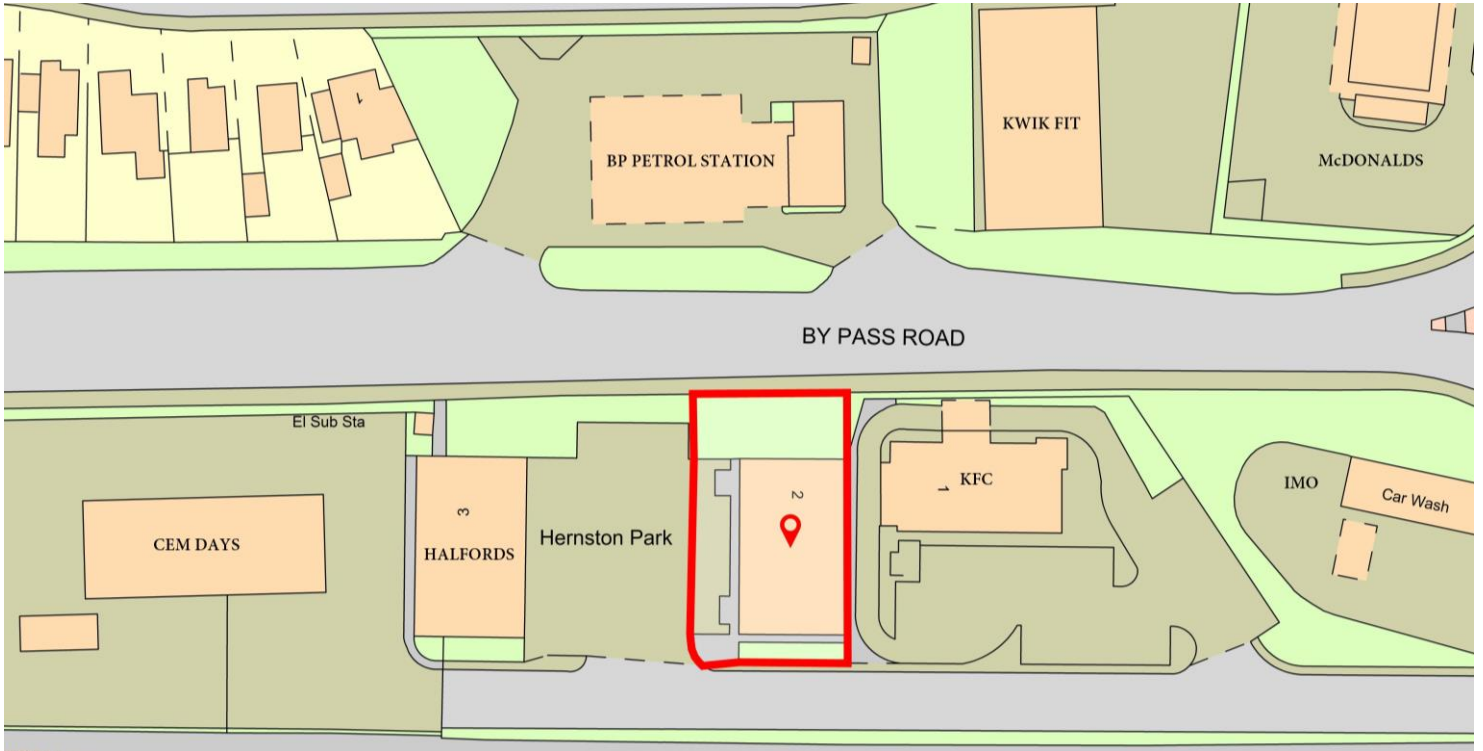
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