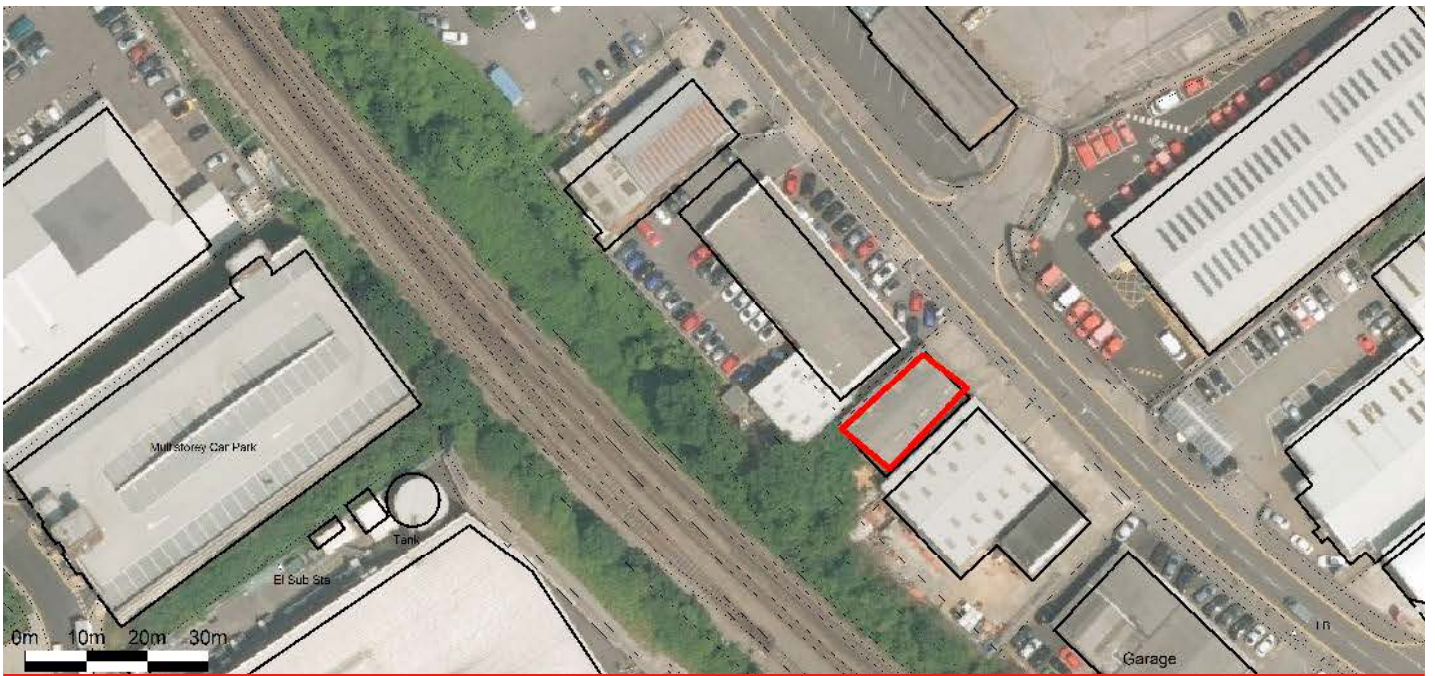


TREMAINS ROAD
BRIDGEND, CF31 1TZ



TRADE COUNTER/WORKSHOP UNIT
GIA 1946 SQ.FT. (180.77 SQ.M)



- Prominent roadside site
- Established trading location
- Potential for alternative uses

LOCATION

The property occupies a prominent position on Tremains Road, approximately 3 miles from J35 of the M4 and 1 mile from Bridgend city centre. Tremains Road is a popular trading destination for many operators in the automotive industry, as well as trade counter uses and take-away retailers. Nearby operators include Plumb Centre, Domino's Pizza, Thunder Road Motorcycles and many leading car dealerships.

DESCRIPTION

The property is a steel framed building with brick elevations supporting a pitched roof with a minimum eaves height of 4.2m. The building is accessed via a full height concertina door with the roof incorporating translucent light panels, providing excellent natural lighting to the workshop floor. There is a mezzanine currently in situ providing ground and first floor office accommodation of 763 sq.ft., which can be removed or retained depending on the occupier's preference.

ACCOMMODATION

Workshop Unit 1946 sq.ft. (180.77 sq.m)

PARKING

Externally to the front of the building there is off-road parking for approximately 5 vehicles.

MAINS SERVICES

Water and electricity are connected to the property.

TERMS

A new lease on full repairing and insuring terms. Details available upon request.

RENT

£25,000 per annum.

VAT

No VAT will be payable on the rent.

RATES

Rateable value	£8900
Rates payable	£4325 pa

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC RATING

The property has an EPC rating of E/107.



VIEWING

To be arranged via sole letting agents:-

Mark Siddons mark.siddons@coark.com 02920 346361 Tim Lawley tim.lawley@coark.com 029 2034 6372

REF: 41230 – JULY 2016

7/8 Windsor Place, Cardiff CF10 3SX | T 029 20 346346 www.coark.com

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