

TO LET

Workshop/Storage Unit
Unit 1
Castle View
Bridgend
CF31 1NJ

**WATTS &
MORGAN**
Commercial



- A clean workshop/storage unit providing approx. 47 sq m (506 sq ft) GIA.
- Suitable for a variety of workshops, clean manufacturing or storage uses.
- Immediately available to let on flexible terms and at a rental of £90 per week exclusive.

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Unit 1
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Bridgend
CF31 1NJ**

LOCATION

The property is situated in a convenient edge of town location just off Coity Road one of the main vehicular thoroughfares running north of Bridgend town centre towards Junction 36 of the M4 Motorway.

The property forms part of the Highwayman Business Park which is home to the Highwayman Public House. Travelling north from Bridgend along Coity Road turn right on to Castle View and the property is found 150 yards further along on the right hand side.

DESCRIPTION

The property briefly comprises of lock-up workshop and stores that is constructed with double blockwork elevations under a flat roof. The property is finished externally to a roughcast render and has the benefit of double door entrance.

Internally, the property provides for an open plan workshop and stores that provides in total approximately 47 sq m (506 sq ft) GIA.

The property has the benefit of mains water and drainage connected and a single phase electricity supply.

TENURE

The premises are immediately available To Let either under terms of a formal Lease or a more flexible Licence Agreement. Details on application.

RENTAL

£4,680 PAX (£90 per week).

BUSINESS RATES

The VOA website advised a rateable value of £1,525 so ingoing tenant should benefit from 100% small business rates relief.

EPC

Pending.

VAT

All figures quoted are exclusive of V.A.T. if applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly by appointment only through sole selling agents:

Messrs Watts & Morgan.

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Please ask for Dyfed Miles or Kate Harris

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