Glamorgan CF31 1LL

For sale by Auction on 7th November 2024 (unless sold or withdrawn prior)





Freehold Government Let Office Investment

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Property Information

Freehold Government Let Office Investment

- Let to The Secretary of State for Levelling Up, Housing and Communities
- Substantial office building of approx. 1,069.01 sq. m. (11,508 sq. ft.)
- Site area of approx. 0.14 Ha (0.34 Acres)
- On site car parking
- Town Centre location adjacent to main bus station (50 m to the north)
- Within an Established Retail Parade
- Future redevelopment potential (subject to consents)

Lot	Auctio
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16 7th November 2024

Rent Status £167,040 per Annum Exclusive Available

Sector Auction Venue

Office Live Streamed Auction

Location

Miles 18 miles west of Cardiff, 29 miles south-east of Swansea

Roads M4 (J36), A48, A473

Rail Bridgend Railway Station (300 m to the east)

Air Cardiff Airport

Situation

Bridgend is a major town in south Wales with a population of over 50,000 and located between Cardiff and Swansea. The property is prominently situated in the heart of the town centre, directly opposite the towns main bus terminal and approximately 300 metres east of Bridgend Railway Station. Market Street is home to numerous occupiers including HSBC, Barclays, Home Bargains, Spa and many local retailers and cafes.

Tenure

Freehold

Description

The property comprises a substantial and modern building providing office accommodation on ground, first and second floors upon a site area of 0.14 Ha (0.34 Acres), benefitting from car parking to the rear and a ground floor retail frontage. The property may be suitable for future change of use or redevelopment subject to obtaining the necessary consents.

VAT

VAT is applicable to this lot.

Completion Period

Six week completion

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground First Second	Office Office Office	371.10 376.80 321.20	(4,056)	THE SECRETARY OF STATE FOR LEVELLING UP, HOUSING AND COMMUNITIES	9 years from 01/04/2018	£167,040
Total		1,069.10	(11,508)			£167,040

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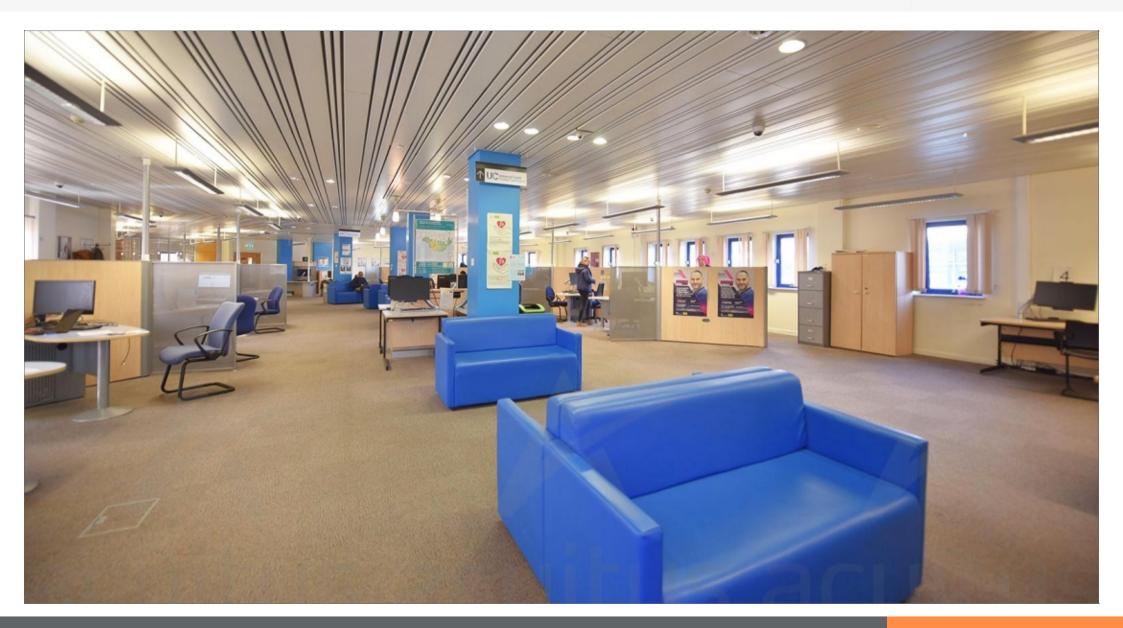


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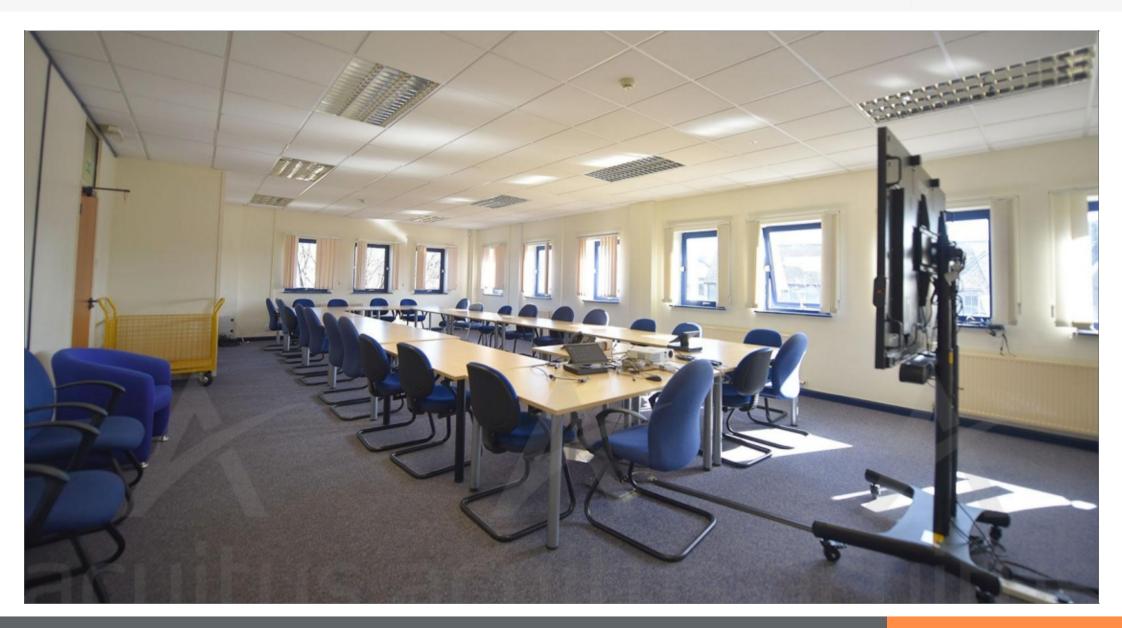


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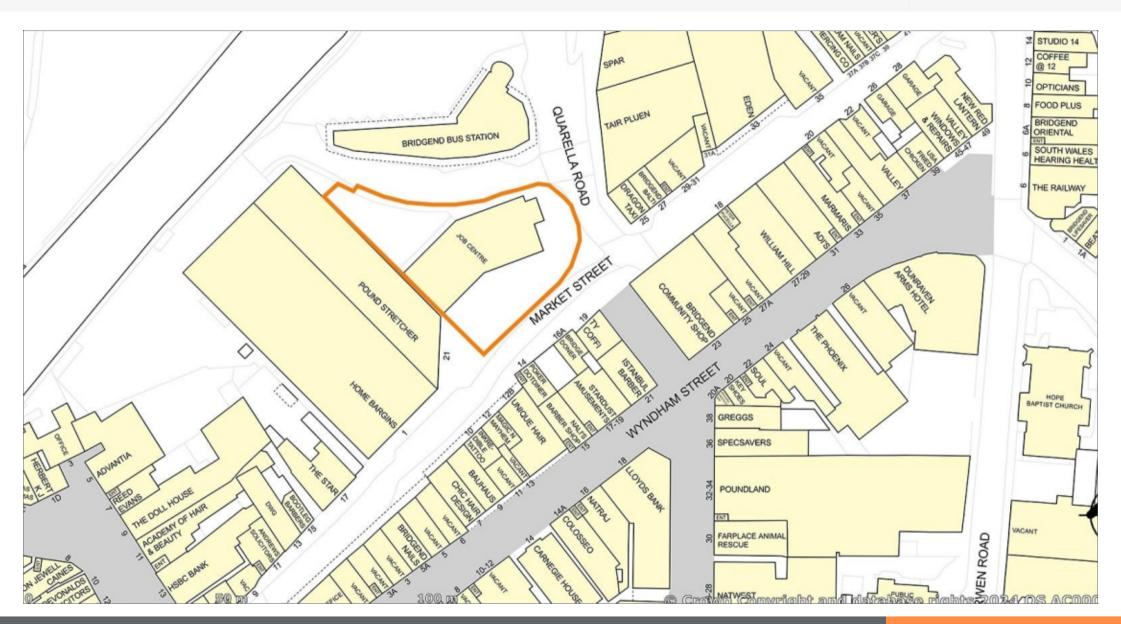


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