

Lot 16, Job Centre Plus, Market Street, Bridgend,
Glamorgan CF31 1LL

For sale by Auction on 7th November 2024 (unless sold or withdrawn prior)



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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

16

Auction

7th November 2024

Rent

£167,040 per Annum Exclusive

Status

Available

Sector

Office

Auction Venue

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	Office	371.10	(3,995)	THE SECRETARY OF STATE FOR LEVELLING UP, HOUSING AND COMMUNITIES	9 years from 01/04/2018	£167,040
First	Office	376.80	(4,056)			
Second	Office	321.20	(3,457)			
Total		1,069.10	(11,508)			£167,040

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2024