

Lot 14

£167,040 per annum
exclusive (2)

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

Freehold Office Investment



Tenancy and accommodation

Lot 14

£167,040 per annum exclusive (2)

Key Details

- Let to The Secretary of State for Communities and Local Government on a renewed lease until 2027 (no breaks)
- Town centre location adjacent to the main bus station
- Long term residential redevelopment potential (subject to consents)
- Neighbouring occupiers include Home Bargains, Tesco superstore, Oxfam, Poundland, HSBC, Lloyds Bank and Superdrug

Location

Miles: 18 miles west of Cardiff
29 miles south-east of Swansea
Roads: M4 (Junction 36), A48, A473
Rail: Bridgend Railway Station
Air: Cardiff Airport

Situation

The property is prominently situated in the heart of the town centre on Market Street and immediately next to the town's main bus terminal. Neighbouring occupiers include Home Bargains, Tesco superstore, Oxfam, Poundland, HSBC, Lloyds Bank and Superdrug.

Description

The property comprises modern office accommodation on ground, first and second floors. The offices benefit from suspended ceilings, double glazing and underfloor trunking. The property benefits from car parking to the rear.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

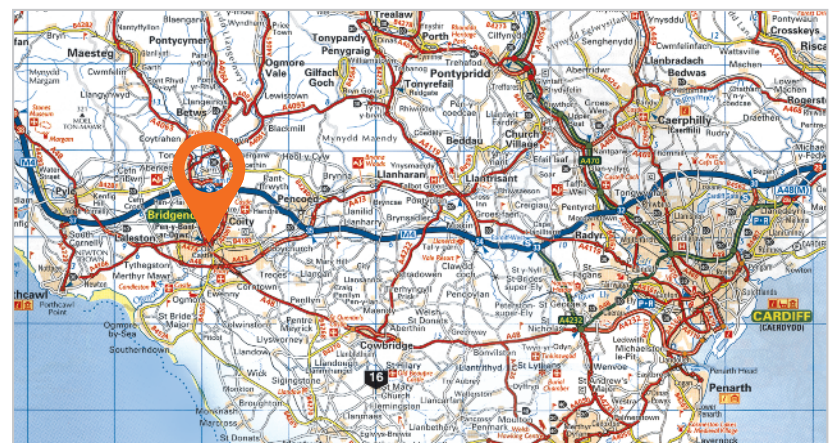
Six Week Completion

Energy Performance Certificate

Band C. See legal pack at acuitus.co.uk.

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Office	370.90 sq m (3,992 sq ft)	THE SECRETARY OF STATE FOR COMMUNITIES AND LOCAL GOVERNMENT t/a Job Centre Plus	From 01/04/2018 until 31/03/2027 on a full repairing and insuring lease (1)	£167,040 (2)	01/04/2023
First	Office	370.65 sq m (3,990 sq ft)				
Second	Office	310.94 sq m (3,347 sq ft)				
Totals		1,052.49 sq m (11,329 sq ft)			£167,040 (2)	

- (1) The lease is on full repairing and insuring terms, subject to an arrangement during the period where the Government or a Government Department is the tenant where generally the Government will be self-insuring i.e. there is no requirement for the tenant to insure and no entitlement for the landlord to reinstatement as set out in Schedule 9 of the Lease.
- (2) The lease provides for a rent free period from 1st April 2018 until 1st January 2020. The seller will pay the buyer monies equivalent to £167,040 per annum exclusive from completion of the sale until the end of the rent free period. Therefore the property will produce £167,040 per annum exclusive from the completion of the sale.



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