

# Lot 15

£167,040 Per Annum  
Exclusive

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

Freehold Office Investment





## Tenancy and accommodation

# Lot 15

£167,040 Per Annum  
Exclusive

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
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	01/04/2023
First	Office	370.65 sq m (3,990 sq ft)				
Second	Office	310.94 sq m (3,347 sq ft)				
<b>Total</b>		<b>1,052.49 sq m (11,329 sq ft)</b>			<b>£167,040</b>	

(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.

### 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 towns 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.

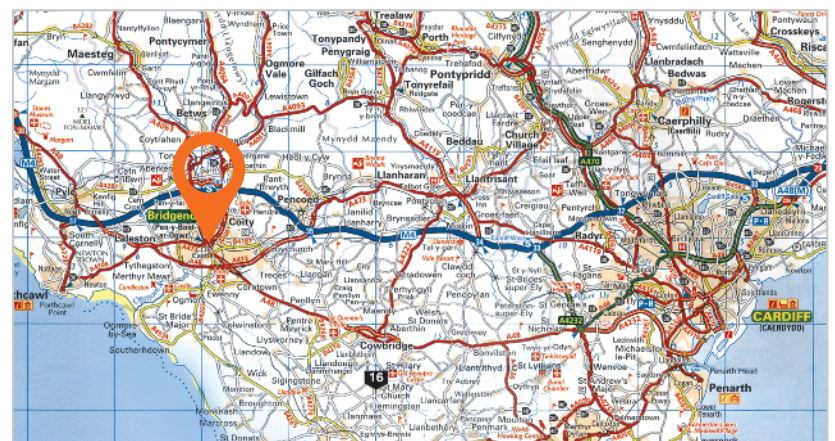
### VAT

VAT is applicable to this lot.

### Six Week Completion

### Energy Performance Certificate

Band C. See legal pack.



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

**Acuitus**  
**John Mehtab**  
 +44 (0)20 7034 4855  
 +44 (0)7899 060 519  
 john.mehtab@acuitus.co.uk

**Acuitus**  
**Billy Struth**  
 +44 (0)20 7034 4854  
 +44 (0)7824 705 955  
 billy.struth@acuitus.co.uk

**Seller's Solicitors: Axiom Stone**  
**Vahideh Hojatoleslami**  
 +44 (0)20 3827 0741  
 vh@axiomstone.co.uk