

TO LET

Prestigious Town Centre
Business/Showroom Unit
3-7 Adare Street
Bridgend
CF31 1ET



- Available To Let prestigious town centre office/business/leisure hub briefly comprising of Ground Floor Showroom and Entrance Lobby and contemporary First Floor purpose built Office/Business Space.
- Accommodation available forms part of the prestigious 3-7 Adare Street redevelopment with new occupiers including Loungers Ltd and Aersale Inc.
- Comprises briefly of ground floor showroom/entrance lobby providing approx. 25 sq m (269 sq ft) NIA together with First Floor Office Space of approx. 197 sq m (2,125 sq ft) NIA.

Prestigious Town Centre Business/Showroom Unit
3-7 Adare Street
Bridgend
CF31 1ET

LOCATION

The property is situated in a highly prominent and prime town centre location fronting Adare Street within Bridgend town centre.

DESCRIPTION

The accommodation available is located within a recently renovated and refurbished commercial redevelopment of 3-7 Adare Street with the property now providing for prestigious retail/leisure/office accommodation. Other occupiers within the completed development include Loungers Ltd and AerSale Inc.

The accommodation available briefly comprises of prestigious First Floor Office/ Business Space that has the significant benefit of an attractive entrance lobby/ showroom off Adare Street, Bridgend's prime retail thoroughfare.

The First Floor provides for highly attractive open plan space with features including vaulted ceiling, shared roof terrace.

ACCOMMODATION

Ground Floor Retail – LET to Loungers Ltd
Suite 1 – LET to AerSale Inc
Suite 2 – TO LET:-

Ground Floor Showroom/Lobby: 25 sq m (269 sq ft) NIA

First Floor Office: 197 sq m (2,125 sq ft) NIA

First Floor Ancillary 37 sq m (398 sq ft)

*Final measurements to be confirmed upon completion of fit out.

TENURE

The property is immediately available To Let under terms of a new effective FRI Lease for a term of years to be agreed.

RENTAL

£12.00 psf.

SERVICE CHARGE

Tenant to enter into the property service charge arrangements whereby the property is offered up on a "semi-serviced all inclusive" basis. Further details on application.

BUSINESS RATES

To be assessed.

EPC

This property has an Energy Performance rating of 67 which falls within Band C.

VAT

VAT is payable on rent and service charge.

LEGAL COSTS

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

VIEWING

Strictly by appointment through joint letting agents:

Messrs Watts & Morgan LLP

Tel: (01656) 644288

Email: commercial@wattsandmorgan.wales

Please ask for Dyfed Miles or Kate Harris

OR

Nick Golunski of Calan Retail

Tel: (029 2037 3933)

www.wattsandmorgan.wales

Watts & Morgan is a trading name of Watts & Morgan LLP. Registered in Wales Partnership No. 0C306058
Registered Office 1 Nolton Street, Bridgend, CF31 1BX

Watts & Morgan LLP for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract; (ii) no person in the employment of Messrs. Watts & Morgan has any authority to make or give any representation or warranty whatsoever in relation to this property.