



Caroline Street

Bridgend

From £150,000

- High Yield Town Centre Retail Parade Investment
- Retail premise size ranges from 195.28 sq m (2102 sq ft) up to 2,482.77 sq m (26,725 sq ft) for the whole parade.
- Six Shops, GF Retail with FF Ancillary
- Service Yard
- From £12,000, up to £193,885 per Annum Exclusive Income

Tenancy & Accommodation

Unit/Price	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x	Reviews
1 1A £185,000	Ground First	Retail Ancillary	91.60 sq m 103.68 sq m	(986 sq ft) (1,116 sq ft)	VACANT	Approximately 6 years from 11/11/2019 until 03/07/2025	£12,000	04/07/2023
3 £185,000 (Under offer)	Ground First	Retail Ancillary	102.29 sq m 97.18 sq m	(1,101 sq ft) (1,046 sq ft)	SUBWAY REALTY LIMITED	10 years from 08/09/2019 until 07/09/2029	£13,000	08/09/2024
3A £180,000	Ground First	Retail Ancillary	104.33 sq m 109.16 sq m	(1,123 sq ft) (1,175 sq ft)	BRITISH HEART FOUNDATION	5 years from 24/03/2017 until 23/03/2022	£15,000	-
4/5 £900,000	Ground First	Retail Ancillary	283.35 sq m 173.82 sq m	(3,050 sq ft) (1,871 sq ft)	HALIFAX PLC	15 years from 18/06/2007 until 17/06/2022	£105,000	-
7 & 7A £400,000	Ground First	Retail Ancillary	434.97 sq m 321.16 sq m	(4,682 sq ft) (3,457 sq ft)	NEW LOOK RETAILERS LIMITED	5 years from 13/12/2019 until 12/12/2024	3% turnover rent	-
9 £350,000	Ground First	Retail Ancillary	306.02 sq m 355.26 sq m	(3,294 sq ft) (3,824 sq ft)	SUE RYDER	10 years from 08/07/2019 until 07/07/2029	£25,943	08/07/2024
Total			2,482.82 sq m (26,725 sq ft)				£193,885	



The property comprises a substantial retail parade currently arranged as six shops, each providing ground floor retail accommodation together with first-floor ancillary. There is a service yard to the rear of the property. A substantial retail parade comprising six-well configured retail units. Tenants include Halifax, Subway, New Look, British Heart Foundation and Sue Ryder. Retail premise size ranges from 195.28 sq m (2102 sq ft) up to 2,482.77 sq m (26,725 sq ft) for the whole parade. Modern building in prominent Town Centre location, opposite Rhiw Shopping Centre/Indoor Market. Nearby occupiers include Boots the Chemist, Burton, O2 and JD Wetherspoon

From £12,000, up to £193,885 per Annum Exclusive Property availability may be subject to change, please call us to verify before proceeding with your enquiry or arranging a viewing. Unit sizes listed are approximate and price may vary, dependent on size or location of the shops within the parade.

RATES: Through enquiries with the Valuation Office Agency website it is noted that the property attracts a Rateable Value in the 2017 Ratings List of TBA.

LEGAL COSTS: If sold, each party are to bear their own legal costs incurred in connection with the transaction.

VIEWINGS: Strictly by appointment with the agent Kirkham Property - 509 Middleton Road, Chadderton, Oldham OL9 9SH - Please call 0161 925 3759 or email kath@kirkham-property.co.uk



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Friday – 8:30am – 5pm

Saturday – Sunday 10am – 3pm

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements