

**OF INTEREST TO OWNER OCCUPIERS, INVESTORS &
DEVELOPERS**

FOR SALE – AS A WHOLE OR POTENTIALLY IN PART

**Highwayman Business Park & Former
Highwayman Public House
Bridgend
CF31 1NJ**

**WATTS &
MORGAN**
Commercial



- The property briefly comprises of six units including a substantial restaurant/bar set within a secure site providing excellent car parking and potential for extension or indeed redevelopment.
- The property is offered up in part with vacant possession and in part as an income producing investment with five self-contained commercial units being fully let and producing a current rental income of £28,355 per annum exclusive.
- The Restaurant/Public House is now vacant and is of interest to owner occupiers for its previous use or indeed a variety of alternate uses and/or redevelopment subject to planning consent.
- Immediately available for sale freehold tenure at an asking price of £575,000.
- Available 'as a whole' but consideration given to selling in part.

Highwayman Business Park & Former Highwayman Public House Bridgend CF31 1NJ

LOCATION

Highway Business Park is conveniently located just off Coity Road approximately ½ mile or so north of Bridgend town centre and just 1½ miles south of Junction 36 (Sarn Park Interchange) of the M4 Motorway.

The Estate is conveniently located therefore to serve the town centre and the M4 Motorway network with Cardiff lying approximately 20 miles to the east and Swansea approximately 15 miles to the west.

DESCRIPTION

The property briefly comprises a range of commercial buildings of varying sizes and specifications, briefly comprising of two lock-up workshop/business units, three office/ business units (all fully let) and a substantial three storey public house and restaurant premises that is available with vacant possession.

The properties are set within a self-contained site that provides for ample staff and customer car parking and at the same time offers potential for extension and/or redevelopment.

Schedule of Accommodation is set out on the attached Tenancy Schedule.

TENURE

The property is available for sale freehold tenure subject to and with the benefit of occupational arrangements, in part, and with the former Caeffatri Bar and Grill Restaurant and Premises available with full vacant possession.

The property is offered up for sale as a whole on a

subject to contract only basis albeit with consideration to be given to disposal in part.

ASKING PRICE

£575,000 as a whole (in part on application).

EPC

On Application.

VAT

All figures quoted are exclusive of VAT if applicable.

LEGAL COSTS

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

VIEWING

Strictly by appointment only through sole selling agents:

Messrs Watts & Morgan LLP

Tel: (01656) 644288

Email: commercial@wattsandmorgan.wales

Please ask for Dyfed Miles or Kate Harris



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.