

Commercial

hrt
herbert r thomas

Sunnyside House,
Sunnyside, Bridgend, CF31
4AF
hrt.uk.com

Joint Agent



Sunnyside House, Sunnyside

ALL ENQUIRIES



Location

For Sat Nav users: Postcode CF31 4AF

Located in the Sunnyside area of Bridgend, on the junction of Sunnyside and Angel Street, on the western edge of Bridgend town centre.

Bridgend is conveniently located between Wales' two largest cities, Cardiff (approximately 18 miles to the east) and Swansea (approximately 20 miles to the west).

In close proximity to the subject property is Bridgend Civic Offices, a leisure centre, a fire station and a multi-storey car park.

Description

The property comprises a detached two storey office building with a large surface car park to the side and large grassed area to the front.

The property was constructed during the early to mid-1970s, with traditional brick elevations which have been rendered at first floor.

Internally the property is of cellular configuration and provides office accommodation on both floors. The ground floor accommodation is configured for use as a data centre and associated IT services and we understand that the local authority occupier had installed significant IT infrastructure into the building.

The property occupies a regularly shaped, level plot comprising c. 0.97 acres (c. 0.39 hectares).

The adjacent former Magistrates Court site has recently been granted planning consent for a mixed use 'Wellness Village' a joint venture development between Linc Cymru Housing Association and Abertawe Bro Morgannwg University Health Board.

A planning application has been submitted for the development of EV charging points on site.

Accommodation

	sq.m	sq.ft
Ground Floor	389.50	4,193
First Floor	424.38	4,568
Total NIA	748.23	8,761

Please note all measurements are approximate and have been undertaken on a Net Internal Area (NIA) basis.

Tenure/Terms

The property is held on a freehold tenure, under Title Number WA808614.

Available on a freehold or leasehold basis. A new FRI Lease is available as a whole or in part for a term of years to be agreed.

Tenancies

The property is offered subject to a 25 Year FRI Lease from 1 April 1996 to Bridgend County Borough Council.

The Rent annually is as follows;
01/04/2019 – 31/03/2020: £156,396
01/04/2020 – 31/03/2021: £161,869

The tenants have indicated that they do not intend to renew their lease on expiry.

VAT

All figures are quoted exclusive of VAT.

Legal Costs

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

Rateable Value

We understand that the 2021/2022 Rateable Value is £67,000 per annum, classified as "Offices & Premises".

EPC

EPC Rating - D. The Energy Performance Certificate is available on request.

Viewing strictly by
appointment through
Herbert R Thomas or JLL

hrt.uk.com

Commercial

hrt
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hrt Est. 1926 **RICS**

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.