

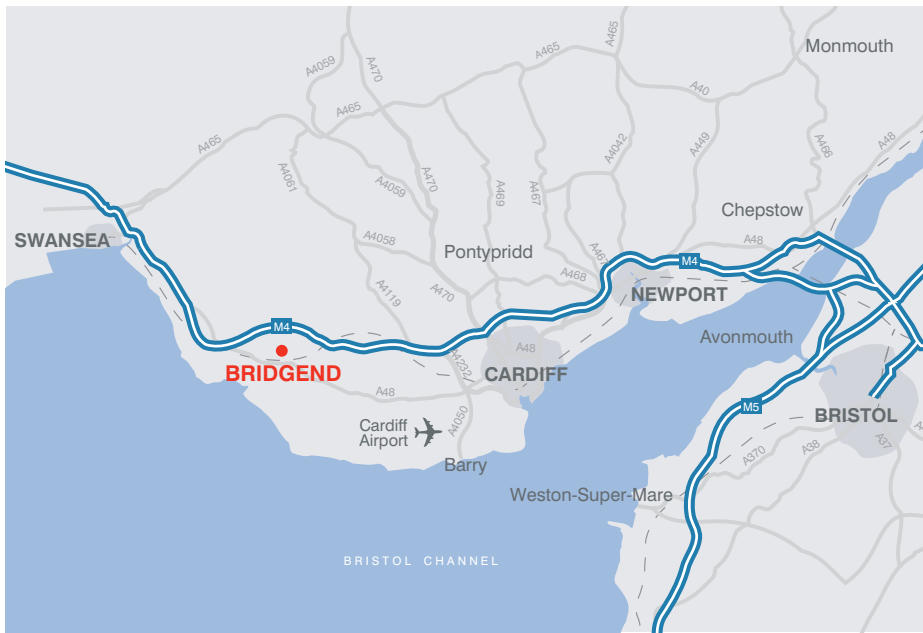
RETAIL UNITS AVAILABLE FROM 450 – 3,000 SQFT



BRIDGEND CF31 3BL



Officers Club. Card Factory Boots WHSmith GAME Warren James



CARDIFF AND SWANSEA ARE 30 MINUTES' DRIVE AND BRISTOL IS JUST OVER AN HOUR AWAY



Bridgend is very accessible. The M4 and A48 provide good east-west links and open up the area to a large catchment population.



Bridgend is on the main intercity route from South Wales to London. Fastest journey times from London are 2hrs 20m; Bristol Parkway is an hour away and Birmingham just under 21/2 hrs. In addition to the mainline, there are lines up the Lynfi Valley to Maesteg and along the coast towards Cardiff Airport.



Cardiff Airport with scheduled flights to a range of destinations is just 40 minutes' drive from Bridgend and 25 minutes by rail.





200,000 TOTAL CATCHMENT

An estimated 1.9 million people live within an hour's drive of Bridgend and 5.3 million within 2 hours drive.

AVAILABLE UNITS

Unit	Ground Floor Sales	Ancillary Area	Rateable Value / Rates Payable	Service Charge	Insurance	Rent
Unit 2	604 sq ft	468 sq ft	£14,250 / £7,496	£5,671 pa	£443 pa	On Application
Unit 9a	454 sq ft	121 sq ft	£11,500 / £6,049	£2,779 pa	£238pa	On Application
Unit 12 & 13	1,724 sq ft	1,140 sq ft	£38,500 / £20,251	£15,152 pa	£1,184 pa	On Application
Unit 16	834 sq ft	464 sq ft	£18,000 / 9,468	£6,867 pa	£534 pa	On Application
Unit 18	812 sq ft	332 sq ft	£17,250 / £9,074	£6,052pa	£473 pa	On Application
Unit 21	503 sq ft	421 sq ft	£12,000/£6,420	£4,888 pa	£382 pa	On Application
Unit 22	1,522 sq ft	646 sq ft	£30,250/£16,184	£11,470 pa	£897 pa	On Application
20-22 Caroline Street	1,676 sq ft		£31,750 / £16,701	£ TBC pa	£530 pa	On Application

Officers Club.

Card Factory

Boots

WHSmith

select[®]

Warren James

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SHOPPING CENTRE
BRIDGEND CF31 3BL

FOR FURTHER INFORMATION
PLEASE CONTACT OUR AGENTS:

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(100) (ACTUAL)