

# FREEHOLD

REVERSIONARY RETAIL INVESTMENT

4 RETAIL UNITS

Fixed rental increases  
for the first 5 years



**M**

**UNITS 1-3 QUARELLA ROAD**

Quarella Road,  
Bridgend,  
CF31 1JS

**LCP.**  
part of M Core

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## DESCRIPTION

3 retail units and a public house fronting Bridgend Bus Station. The retail units provide modern well-configured ground floor sales accommodation. The public house provides ground floor leisure accommodation with ancillary uses to the first floor.

## LOCATION

Bridgend is the administrative and principal town for Bridgend County, located just south of the M4, equidistant between Swansea and Cardiff. It has a resident urban population of 145,000 and a population catchment of 687,879 within a 30-minute drive time.

Bridgend benefits from excellent road connectivity and is situated immediately south of junctions 35 to 37 of the M4 Motorway. It benefits from improved rail services following recent upgrades and electrification to the rail line. Cardiff can be accessed in 18 minutes.

Bridgend forms a key part of the Cardiff Capital Region, which is a £1.28 billion collaborative initiative between 10 Local Authorities aimed to increase connectivity, physical and digital infrastructure and deliver 25,000 new jobs.

## RETAILING IN BRIDGEND

The retail offer in the town runs along a north south axis. To the north the town is bordered by the River Ogmore and Tesco Superstore and is anchored by the bus station, situated directly opposite the subject premises. It then runs south through Adare Street, The Rhiw and then Bridgend Shopping Centre and concludes to the south with a 100,000 sq ft Asda Supermarket and associated 546 space car park.

## SITUATION

The properties are well situated on the north side of the Town, directly opposite Bridgend Bus Station. A Tesco Superstore is situated on the opposite side of the dual carriageway, Boulevard De Villenave D'Ornon, with 240 spaces providing 2 hours free car parking.

Bridgend's principal town centre car park, Rhiw Multi-Storey Car Park, is 0.2 miles from the subject property and is also free for 2 hours.



# UNITS 1-3 QUARELLA ROAD

## TENANCY SCHEDULE

Unit	Tenant Name	Area (Sq.ft)	Lease Start Date	Lease Expiry Date	Next Break Date	Rent (£)	Comments
Unit 1	Hotpod Yoga	2,730	01-04-25	31-03-35	31-03-31	£16,000	stepped rent yr1 £16,000, yr2 & 3 £18,500, yr4 £21,500, yr5 £24,500
Unit 2a	Munni Begum	1,040	03-03-25	02-03-35	03-03-28	£12,500	stepped rent yr1 £12,500, yr2 £13,500, yr3 £14,500, yr4 £15,500, yr5 £17,500
Unit 2b	A F Blakemore & Son Ltd	1,582	08-08-02	29-01-30	-	£20,000	there is an outstanding rent review on unit 2b providing an immediate rental uplift on agreement
Unit 3	Stonegate	7,130	07-06-02	07-06-37	-	£41,500	
TOTAL		12,482				£90,000	

WAULT of 9.15 years and 6.4 years to next break options

### RENT

Combined passing rent of £90,000 p.a. Increasing to £103,500 p.a. at the end of fixed increases.

### TENURE

Freehold.

### ENERGY PERFORMANCE

Units 1-3 Quarella Road has an EPC Rating of B/C.

### VAT

The property has been elected for VAT purposes and it is anticipated that the investment sale will be treated as a TOGC (Transfer of a Going Concern).

### LEGAL COSTS

Each party is responsible for their own legal costs.

### ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

### PROPOSAL

Offers sought in the order of £1,100,000, A purchase at this level reflects the following yield profile after deducting purchaser's costs of 5.78%.

Net Initial Yield – 7.73%

After Fixed Increases – 8.90%



Strictly via prior appointment  
with the appointed agents

**LCP.**  
part of M<sup>2</sup>Core



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