

# Preliminary Details – Retail Units

## Up to 12,320 sqft available



Parc Derwen  
Bridgend  
CF35 6HB



## Location

Parc Derwen is located a short distance to the north east of Bridgend Town Centre and approximately 1.5 miles to the south east of Junction 36 of the M4 Motorway.

Parc Derwen extends to some 210 acres and the scheme will provide some 1,500 new homes together with a District Centre and Primary School.

The scheme is accessed from Heol West Plas to the south and the Bridgend Northern Distributor Road to the west.

Other suitable uses include public house, offices, leisure (subject to planning).

## Accommodation

The District Centre will extend to some 12,320 sqft of ground floor retail/commercial as per the indicative layout, anchored by a convenience store. There will be 40 car parking spaces.

These areas are subject to on site verification in accordance with the latest RICS Code of Measuring Practice.

Unit	Size (sq ft)	Size (sq m)
1 UNDER OFFER	4,250 sqft	395 sqm
2	1,345 sqft	125 sqm
3	1,345 sqft	125 sqm
4	1,345 sqft	125 sqm
5	1,345 sqft	125 sqm
6	1,345 sqft	125 sqm
7	1,345 sqft	125 sqm
<b>Total</b>	<b>12,320 sqft</b>	<b>1,145</b>

## Rates

Interested parties to rely on their own enquiries to relevant Local Authority Rates Department.

## Tenure

Available by way of a new full repairing and insuring leases on terms to be agreed.

Alternatively freehold disposals may be considered. Rent/price on application.

## VAT

All figures quoted are exclusive of V.A.T. where applicable.

## Energy Performance Certificate

Energy Performance Certificate will be produced upon completion of the development.

## Costs

Each party is to bear their own legal and professional costs incurred in the transaction.

## Planning

Detailed planning application(s) submitted. Further information available upon request.



## Further Information

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