

# For Lease

**PYLE-Unit 1, ASDA Pyle, Efald Rd, CF33 6BH**



## RETAIL UNIT TO LET

### Location

Pyle is a large village located less than 1 mile from Junction 37 of the M4 and 4 miles from Bridgend. The village lies equidistant between Cardiff and Swansea and is therefore only a half-hour journey from both Cities

### Accommodation

Unit 1, adjacent to the Asda Pyle store was most recently occupied by the Job Centre and is currently arranged as open plan offices with confidential meeting rooms.

The premises provide the following net internal floor areas:

Dimensions & Areas	Imperial	Metric
Frontage	66'9"	20.35 m
Internal Width	27'3"	8.3 m
<b>Ground Floor Sales</b>	<b>1,819 sq ft</b>	<b>169 sq m</b>

### Tenure

The property is available on a new lease for a term to be agreed.

### Rent

£12,000 per annum

Exclusive of rates, service charge and VAT (if applicable)

### Business Rates

The rateable value for 1 April 2017 has been set at £11,941.

### Service Charge

Available on Request

### EPC

Available upon request.

### Legal Costs

Each party to bear its own costs.



## Viewing & Further Information

Property inspection and viewing strictly by appointment.  
No direct approach may be made to the business.

JLL

31 Great George Street | Bristol BS1 5QD

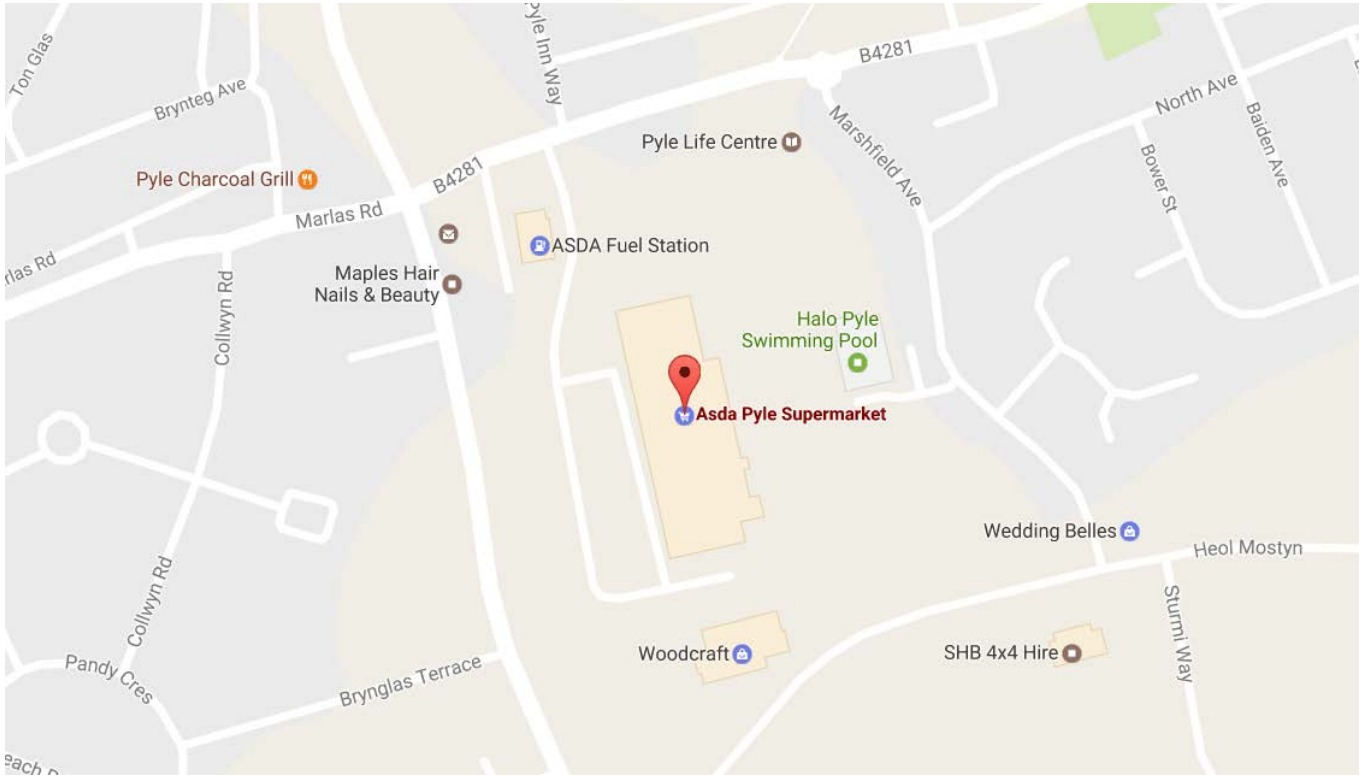
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