

## KIOSK UNIT LOCATED INSIDE ASDA PYLE

### 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

The premises provide the following approximate net internal floor areas:

| Floor / Unit | Size      | Availability |
|--------------|-----------|--------------|
| Ground       | 697 sq ft | Available    |

### Description

The unit is located behind the check-outs within the Asda store. The demise is split into three parts which arranged as a secure counter kiosk with its own separate entrance, a store area which is accessed via a roller shutter door and an office.

### Rent

£6,000 per annum

exclusive of rates, service charge and VAT (if applicable).

### Rates

Rates Payable: £2,844 per annum

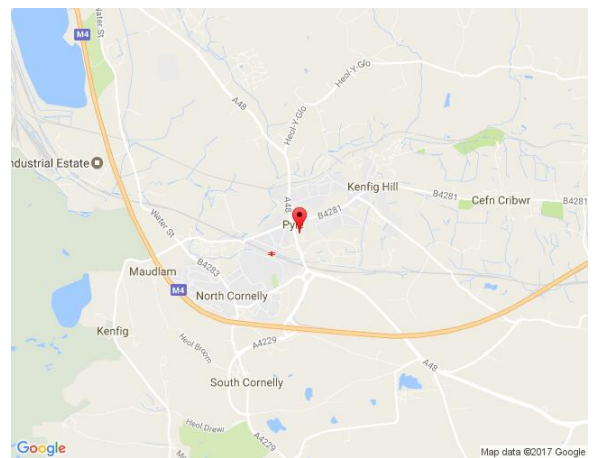
(based upon Rateable Value: £5,700 and UBR: 49.9p)

### Service Charge

Available on Request

### EPC

Available upon request.



### Viewing & Further Information

Viewing is strictly by appointment with:

#### Contacts

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