

Asset Management of Bridgend Shopping Centre



20 UNIT SHOPPING CENTRE IN BRIDGEND

Moorfields Asset Management implemented a strategy which has resulted in:

- *Sale for 27% higher than agents 2015 valuations.*
- *Attracted new lettings and negotiated regears increasing GRI by 10% (rising to 20% when including leases which will complete post sale).*
- *Generated profits of £900k over 2 year management period.*
- *Replaced pre-appointment management agents with minimal disruption. Retained centre manager.*
- *Worked closely with local agent to achieve new lettings via traditional advertisements and targeted email campaigns.*

Site Background

Location: Bridgend
Size: 105,000 sqft
Rental Income: £570k pa
 rising to £620k pa once
 new leases complete

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