

Watts & Morgan

TO LET



£14,500 Per Annum

Three Storey Retail Shop and Premises, 66 Eastgate Cowbridge, Vale of Glamorgan, CF71 7AB

- Prominent town centre three storey retail/commercial shop and premises fronting Eastgate within the historic market town of Cowbridge, Vale of Glamorgan
- Briefly comprises of a ground floor retail/showroom and premises together with first and second floor ancillary space and providing approximately 46.74sq.m (503sq.ft) Net Internal Area of Retail Sales
- Immediately available To Let under terms of a new lease on Tenant Internal Repairing and Insuring only terms at an asking rental of £14,500 per annum exclusive

Location

The property is situated in a prominent location fronting Eastgate within Cowbridge Town Centre.

The town of Cowbridge is one of the Vale of Glamorgan's principal retailing, commercial and hospitality locations.

Description

The property briefly comprises a mid-terraced three storey commercial property long established for retail use on the ground floor and considered suitable for a variety of retail/showroom/business uses subject to the obtaining of any necessary change of use planning permission.

The property briefly provides the following accommodation:-

Ground Floor Sales – 46.7sq.m (503sq.ft)

Ground Floor Ancillary – 9.6sq.m (103sq.ft)

First Floor Ancillary/Storage – 38.4sq.m (413sq.ft)

Second Floor Ancillary/Storage – 34.01sq.m (366sq.ft).

Tenure

The property is immediately available To Let under terms of a new lease for a term of years to be agreed on a Tenant Internal Repairing and Insuring only basis at a rental of £14,500 p.a exclusive.

Service Charge

Tenant to pay a Service Charge Rent of £1,000 per annum towards the landlords costs of maintaining, repairing and decorating the exterior of the property.

Business Rates

The Valuation Office Agency website advises a rateable value of £14,250 per annum exclusive. For exact rates payable contact Vale of Glamorgan Rates Department.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT if applicable.

EPC

Band C

Anti Money Laundering

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

Viewing

Strictly by appointment only through
Sole Letting agents:

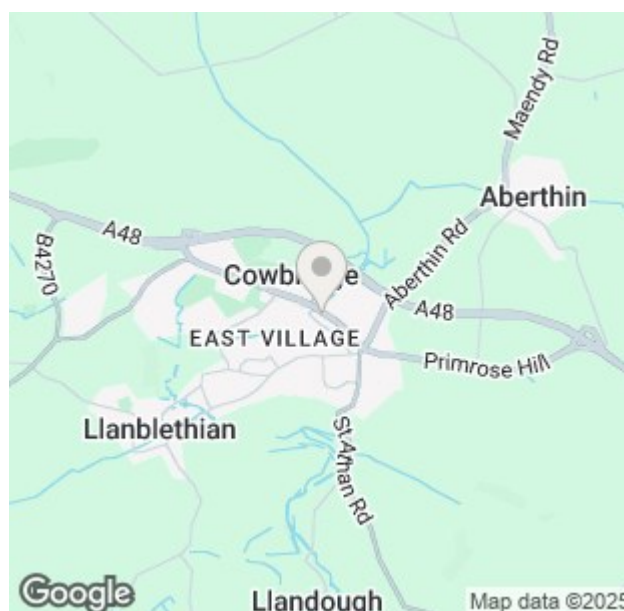
Messrs Watts & Morgan LLP

Tel: (01656) 644288

Email: commercial@wattsandmorgan.co.uk

Please ask for

Dyfed Miles or Matthew Ashman



Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.co.uk

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.co.uk

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.co.uk

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