

# 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

Pending

### 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:

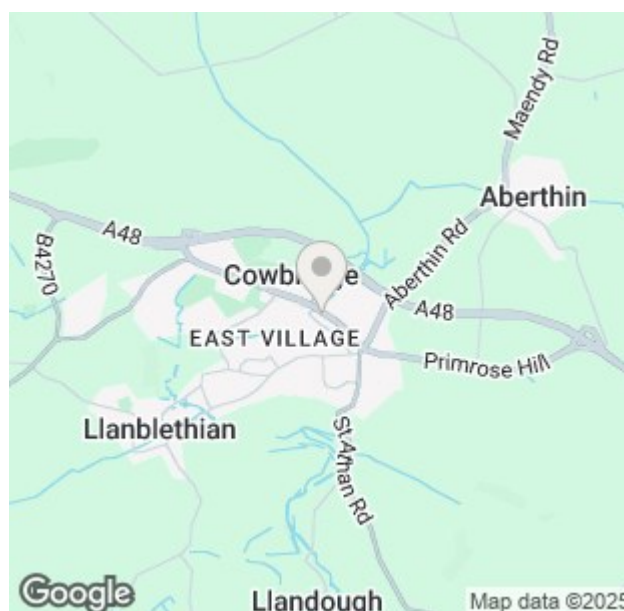
Messrs Watts & Morgan LLP

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Email: [commercial@wattsandmorgan.co.uk](mailto:commercial@wattsandmorgan.co.uk)

Please ask for

Dyfed Miles or Matthew Ashman



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