

Watts & Morgan

FOR SALE



Offers Over £600,000

Town Centre Investment Opportunity, 35 High Street,
Cowbridge, Vale of Glamorgan, CF71 7AE

- Immediately available for sale an exciting commercial investment opportunity briefly comprising of a ground floor lock-up shop and premises together with self-contained first floor flat.
- Situated in a prime retailing location within the highly sought-after town of Cowbridge, Vale of Glamorgan.
- The property is offered up for sale freehold tenure part subject to and with the benefit of occupational arrangements and part with vacant possession inviting offers in excess of £600,000

Location

The property is situated in a prime location fronting High Street within Cowbridge Town Centre.

Cowbridge is one of the Vale of Glamorgan's principal retail, leisure and business destinations with Cowbridge lying approximately 7 miles south east of Bridgend and 14 miles west of Cardiff via the A48 dual carriageway.

Description

The property briefly comprises of a character two storey mid-terraced property briefly comprising of a ground floor lock-up retail unit with self-contained first floor living accommodation over.

The property is built to a traditional standard of construction with timber shop front, solid masonry elevations finished externally to a smooth concrete render and under a slate tiled pitched roof.

The property has the significant benefit of stone built outbuildings to the rear and a long driveway providing for read loading/unloading and car parking.

The property briefly provides the following accommodation:-

Ground Floor:-

Self-contained lock-up shop currently occupied by Ground Bakery and briefly providing the following accommodation:-

Ground Floor Sales: 29.46sq.m (317sq.ft) NIA
Rear Ancillary Retail/Storage: 46.97sq.m (505sq.ft)
Rear Ancillary/Storage: 14.14sq.m (152sq.ft)

Attractive enclosed courtyard area, stone built outbuilding and long rear driveway.

First floor:-

Self-Contained Flat with pedestrian entrance door off High Street and comprising entrance hallway, inner hallway, lounge, kitchen, family bathroom and one number double bedroom

The first floor flat provides approximately 91sq.m NIA.

Services

The property has the benefit of mains water, drainage, electricity and gas connected.

Tenure

The property is to be sold freehold tenure subject to and with the benefit of the following occupational arrangements:-

Ground Floor – Let to TFSLET Limited T/A Ground Bakery under terms of a secure lease dated 19th July 2022 for a term of 10 years expiring 18th July 2032. The lease is drafted on effective Full Repairing and Insuring terms at a current rental of £23,500 per annum exclusive. The lease contains a tenant only Break Clause exercisable 18th July 2027 and an upward only rent review 19th July 2027.

First Floor Flat – currently vacant.

Sale Price

Offers in excess of £600,000 are invited.

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

Ground Floor Shop - Band C

First Floor Flat - Band D

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 selling agents:

Messrs Watts & Morgan LLP

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Please ask for

Dyfed Miles or Matthew Ashman



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