

Watts & Morgan

TO LET



£17,500 Per Annum

Cafe Bar/Restaurant Commercial Opportunity

1st and 2nd Floors 44 High Street Cowbridge CF71 7AE

- Available To Let a long established Café Bar/Restaurant premises prominently located within Cowbridge Town Centre and considered for a variety of alternate commercial uses.
- To be made available with the benefit of substantial fit out remaining.
- Immediately available To Let under terms of a new FRI lease for a term of years to be agreed at a rental of £17,500 per annum exclusive.

Location

The property occupies 1st & 2nd floor accommodation above Tesco Express in a prime trading location within Cowbridge Town Centre.

The historic market town of Cowbridge is one of the Vale of Glamorgan's principal retail and commercial centres with the town having the benefit of a vibrant food and drink scene and is well represented with a combination of both high end independent retailers and multiples.

Cowbridge is conveniently located lying approximately 7 miles south east of Bridgend and 13 miles west of Cardiff via the A48 dual carriageway.

Description

The property briefly comprises of 1st & 2nd floor accommodation long established for Café Bar/Restaurant use but considered suitable for a variety of alternate commercial uses subject to the obtaining of any necessary change of use planning permission.

The property briefly comprises of 1st floor bar/dining area, function room and kitchen/prep area and on 2nd floor private dining/function room. Separate male and female WC's and cellar/storage area.

The property is to be made available with the significant benefit of previous occupiers fit out remaining in situ, if required.

Accommodation

First Floor

Restaurant/Bar Area: 78.8sq.m (848sq.ft) NIA
Kitchen/Prep: 61.2sq.m (658sq.ft) NIA

Second Floor

Private Dining/Function Room: 38.8sq.m (418sq.ft) NIA
Cellar/Storage Ancillary: 10.44sq.m (112sq.ft)

Tenure

The property is immediately available To Let under terms of a new FRI Lease for a term of years to be agreed.

Service Charge

Tenant to enter into property service charge arrangements which are administered on a cost only, pro rata basis.

Planning/Licencing

The property has the benefit of an A3 Planning

Consent but is considered suitable for a variety of alternate commercial uses subject to the obtaining of any necessary change of use planning permission. Interested parties to make their own enquires to Vale of Glamorgan Council regarding the status of any premises licence.

Rental

£17,500 per annum exclusive.

Business Rates

The Valuation Office Agency website advises a rateable value of £18,500 so estimated rates payable 2026/27 of £9,287

EPC

Energy Rating - Band C

VAT

VAT is payable on rent.

Legal Costs

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

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



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