

Watts & Morgan

TO LET



£7,500 Per Annum

14a High Street Cowbridge CF71 7AG

- Prominently positioned first floor office suite located within the historic market town of Cowbridge, Vale of Glamorgan.
- Self-contained first floor office suite providing approximately 63.5sq.m (684sq.ft) Net Internal Area of accommodation.
- Immediately available "To Let" under terms of a new FRI Lease for a term of years to be agreed as an asking rental of £7,500 per annum exclusive.

Location

The property is situated in a prominent location immediately above Costa Coffee fronting High Street, adjacent to the Birds Lane shopping centre.

The market town of Cowbridge is a highly sought after retail and business location being one of the principal retail and commercial centres serving the Vale of Glamorgan.

Cowbridge lies approximately 7 miles south east of Bridgend and 12 west of Cardiff via the A48 dual carriageway.

Description

The property briefly comprises of a self-contained first floor office suite that provides approximately 63.5sq.m (684sq.ft) Net Internal Area of accommodation.

The office is set within a three storey building that briefly comprises of a Costa Coffee on ground floor and self-contained office suites at first and second floor level which share an entrance lobby and stairwell and separate male and female WC's.

The property is suitable for a variety of office, surgery or business uses subject to the obtaining of any necessary planning consents.

Tenure

The property is immediately available "To Let" under terms of a new effective Full Repairing and Insuring lease for a term of years to be agreed.

Rental

£7,500 per annum exclusive.

Service Charge

Tenants to enter into the property service charge arrangements. Details on application.

Business Rates

The Valuation Office Agency website is advising a rateable value of £8,100 so ingoing tenants should qualify for significant Small Business Rates Relief.

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

Energy Rating - 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 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

Follow us on

