

# Watts & Morgan

FOR SALE



Asking Price £165,000

Fully Let Investment Property, Ground Floor Retail Shop and Premises, 71 Eastgate, Cowbridge, Vale of Glamorgan, CF71 7AA

- Immediately available For Sale Ground Floor Lock-Up Shop and Premises offered up as an investment property Fully Let and producing a rental income of £12,000 per annum exclusive
- Briefly comprises of a very well presented ground floor shop and premises set within the historic market town of Cowbridge, Vale of Glamorgan
- Immediately available For Sale at an asking price of £165,000

### Location

The property is situated in a prominent and convenient location fronting Eastgate within the historic market town of Cowbridge in the Vale of Glamorgan.

The property is located in an area of mixed residential and commercial occupiers with the property benefiting from convenient on-street car parking.

### Description

The property briefly comprises of a well configured and very well presented ground floor shop and premises that briefly provides for approximately 52.9sq.m (569sq.ft) Net Internal Area of Retail Sales together with ancillary WC and Stock Room providing a further 4.3sq.m (46sq.ft) NIA.

The property has an attractive period façade that features period display window and timber entry door with feature canopy over.

### Tenure

The property is immediately available For Sale freehold tenure as a fully let investment property subject to and with the benefit of the letting of the property to Broadleaf Timber Limited (Company Number 7430141). The property is let under terms of a new 10 year lease from 9th February 2026 with the lease containing a Tenant Only Break-Clause effective 9th February 2031. The lease is drafted on tenant Internal Repairing and Insuring terms at a rental of £12,000 per annum exclusive.

A copy of the lease is available for inspection to seriously interested parties.

### Sale Price

£165,000

### Legal Costs

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

### EPC

Pending

### VAT

All figures quoted are exclusive of VAT if applicable.

### 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

Tel: (01656) 644288

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

Please ask for

Dyfed Miles or Matthew Ashman



### Bridgend

T 01656 644 288

E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

### Cowbridge

T 01446 773 500

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### Penarth

T 029 2071 2266

E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)

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