

Watts & Morgan

FOR SALE



Asking Price £200,000

Retail/Business Unit, The Market Place, Cowbridge, CF71 7AH

- Available October/November 2025 upon completion of renovation and refurbishment a self-contained ground floor retail/business unit to be completed to a very high standard and finish
- Considered suitable for a variety of retail/commercial uses and providing approximately 50sq.m(540sq.ft) Net Internal Area of accommodation
- Immediately available For Sale freehold tenure at an asking price of £200,000

Location

"The Market Place" is an exciting refurbishment and conversion of a former period coaching house and premises which upon completion will provide for 4 No. apartments and self-contained ground floor retail/business unit.

The Market Place is situated in a highly prominent location on the corner of High Street and The Butts in the historic market town of Cowbridge.

The property lies immediately adjacent to Old Hall with other commercial occupiers in close proximity including Westgate Business Centre, Harrys Café Bar, Cowbridge Dental Specialists and Swansea Building Society.

Description

Available For Sale is a self-contained lock-up retail/business unit that upon completion of renovation and refurbishment will provide approximately 50sq.m (540sq.ft) Net Internal Area of accommodation. The sympathetic renovation and refurbishment will retain original features including flagstone flooring whilst at the same time incorporating more contemporary elements including floor to ceiling glazing in part internally.

The property will have the benefit of 2 No. separate pedestrian access doors, DDA access ramp and will incorporate a tea point and unisex WC.

Sale Price

£200,000

Tenure

The purchaser is to enter into a share in the freehold ownership of the property as a whole.

Timescale

Practicable completion of construction is anticipated October/November 2025.

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

To be provided on completion of works

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:

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