

RETAIL LEASING OPPORTUNITY
PRIME TRADING LOCATION
4 HIGH STREET, COWBRIDGE, CF71 7AG



- PRIME RETAIL LEASING OPPORTUNITY ON THE VERY POPULAR HIGH STREET IN COWBRIDGE
- READY FOR IMMEDIATE OCCUPATION
- COWBRIDGE IS AN AFFLUENT TOWN IN THE HEART OF THE VALE OF GLAMORGAN
- SELF CONTAINED GROUND-FLOOR RETAIL UNIT
- A1 RETAIL USES CONSIDERED
- PLEASE CONTACT SOLE AGENTS DTR SURVEYORS TO ARRANGE VIEWING ACCESS

LOCATION

The property is prominently located on the High Street in the historic town of Cowbridge.

Cowbridge is an affluent commuter town in the heart of the Vale of Glamorgan. Bridgend is located approximately 6 miles to the west and Cardiff is approximately 12 miles to the east. Cowbridge high street houses an exciting range of established independent brands and national occupiers. Nearby occupiers include King Fox Menswear, Cowbridge Travel, West Hampton, Filco, Ground Bakery, Fablas Ice Cream, Waitrose and Costa.

ACCOMMODATION / DESCRIPTION

An end terrace self-contained retail unit located in prime trading pitch along the popular Cowbridge high street.

The retail unit comprises an open plan retail area which partly benefits from full height display shelving with rear storage/ancillary and WC.

The retail unit provides ground floor retail area providing the following approximate floor area:-

Ground Floor: (NIA)	c. 850 sqft	c. 78.97 sq.m
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PLANNING

We understand that the commercial unit benefits from planning use within Class A1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987.

LEASE TERMS / RENT

- A new 5 lease to be contracted outside of the Landlord & Tenant Act 1954 – mutual break options will be included. Alternatively, the landlord may consider a 12-month Licence.
- Quoting Rent: £18,000 per annum / £1,500 PCM exclusive of VAT, business rates, insurance and utilities.
- A deposit/bond will be required
- Annual Insurance Payable: TBC
- Quoted figures exclude VAT

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs incurred in this transaction.

EPC

Available upon request.

REPAIR

The tenant will be responsible for keeping the internal demise and shopfront in reasonable repair/decoration throughout the tenancy.

RATEABLE VALUE

Prospective tenants are strongly advised to verify the rateable value of the unit directly via the Local Council, but it is our understanding that the Rates for this unit are as follows: -

RV (2023): £13,500

UBR: 0.562

Rates Payable: £7,587 pa

The Welsh Government will be providing rates relief for all retail, leisure and hospitality businesses. Eligible ratepayers will receive 40% non-domestic rates relief for the financial year 2024/25. This will be capped at £110,000 per business across Wales. Please discuss with the Local Authority to check whether you are eligible for any rates relief.

VIEWING & FURTHER INFORMATION



Please contact Sole Letting Agent:-

DTR Surveyors

Contact: David Rowlands

Email: david.rowlands@dtrsurveyors.com

Mobile: 07986 960494 / 02920 372 599

1.11.2024



DTR Surveyors, 19B Boverton Road, Llantwit Major, CF61 1XZ

Subject To Contract: DTR Surveyors for themselves and for the vendors or lessors of this property whose agent they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of Intending purchasers or lessees and do not constitute part of an offer or contract; (ii) no person in the employment of DTR Surveyors has any authority to make or give any representation or warranty whatsoever in Relation to this property. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any Intending purchasers or Lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.