

Commercial

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Ground Floor Unit,
75 Eastgate,
Cowbridge, Vale of Glamorgan,
CF71 7AA
hrt.uk.com



Ground Floor Unit, 75 Eastgate

Annual Rental of **£22,000**



Location

For Sat Nav users: Postcode CF71 7AA

The property is prominently located on Eastgate in 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. There is a main line railway station at Bridgend providing direct access to Cardiff and London. The city of Cardiff is also within reach via the A48 road or the M4 Motorway (Junction 35, Pencoed) which provides access to all of the major commercial centres in the region.

Description

The property comprises a ground floor lockup retail unit, consisting of a retail area, two rooms/offices, kitchen and W/C, with car parking to the rear of the property.

First floor offices available from 1st September. Ground and first floor are available as a whole or as separate units.

Accommodation

Ground Floor Unit

	sq.m	sq.ft
Main Retail Area	58.25	627
Room 1 (to Rear)	10.24	110
Room 2 (to Rear)	5.55	60
Kitchen	2.40	26
W/C	1.60	17
Total	78.04	840
Total NIA	76.44	823

Please note all measurements are approximate and have been undertaken on a Net Internal Area (NIA) basis.

Rent

£22,000 per annum.

Terms

A new FRI lease for a term of years to be agreed.

VAT

All figures are quoted exclusive of VAT.

Legal Costs

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

Rateable Value/Council Tax

Interested parties are advised to make their own enquiries with the Vale of Glamorgan Council in order to verify.

2018/2019 Rateable Value is £12,000 per annum.

The business multiplier for Wales 2019/2020 is 0.526p in the pound.

EPC

EPC Rating - D.

The Energy Performance Certificate is available on request.

Viewing Arrangements

Strictly by appointment only through the sole letting agents.

Contact: James Mordecai

Tel: 01446 776385

Email: jamesmordecai@hrt.uk.com

Contact: Amelia Shepherd

Tel: 01446 776379

Email: ameliasherpherd@hrt.uk.com

Viewing strictly by appointment through Herbert R Thomas

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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.