

Commercial

hrt
herbert r thomas

4 High Street,
Cowbridge, Vale of
Glamorgan, CF71 7AG

hrt.uk.com



Ground Floor Retail Unit, 4 High Street

Annual Rental of **£21,500**



Location For Sat Nav users: Postcode CF71 7AG

The property is prominently located on 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. 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

An end terrace property providing lockup retail premises to the ground floor, located on Cowbridge High Street.

The retail unit comprises an open plan retail area with full height racking for display shelving, storage area and WC to the rear.

The property benefits from rear access with roller shutter, which can be accessed just off High Street via a lane to the left hand side of the unit.

Accommodation

Ground Floor

	sq.m	sq.ft
ITZA	43.35	466
Ancillary	8.42	90
Total NIA	76.32	821

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

Rent
£21,500 per annum.

Terms
A new 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.

2020/2021 Rateable Value is £15,500.

The business multiplier for Wales 2020/2021 is 0.535 pence in the pound.

EPC
EPC Rating - TBC.

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

hrt.uk.com

Commercial

hrt

herbert r thomas

59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL,
01446 772911
sales@hrt.uk.com

hrt Est. 1926



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.