



33 High Street
Cowbridge, CF71 7AE

**TO LET: Retail Shop in
Cowbridge**

4,232 sq ft
(393.17 sq m)

- Attractive Period Building
- Suitable for various uses
- Central high street location
- SALE PRICE - OFFERS IN EXCESS OF £700,000

Summary

Available Size	4,232 sq ft
Rent	Rent on application
Price	Offers in Excess of £700k
Rateable Value	£34,250 First & Second Floors £11,750
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (109)

Description

The property comprises a large mid terrace former bank premises fronting High Street which provides an opportunity for multiple uses within Use Classes A1, A2 & A3 (Subject to Planning). The First and Second floor is accessed separately from the front and provides self-contained cellular office accommodation.

Externally, to the rear is a large courtyard with parking area. Part of rear courtyard benefits from a planning permission to construct a detached office building 2017/01217/FUL. Subject to use, covenant and terms, the Landlord may be prepared to undertake building works and/or offer incentives in order to secure a new occupier. Please note all measurements are approximate and have been scaled from drawings (floor plans available on request).

Location

Nearby occupiers include mix of national and local businesses. including Ty Hafan, Greggs, Specsavers, WH Smith and Elephant and Bun Delicatessen. 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.

Accommodation

Name	sq ft	sq m
Ground	2,325	216
1st	1,127	104.70
2nd	780	72.46
Total	4,232	393.16

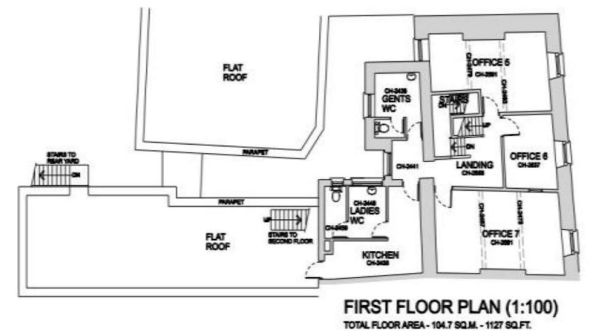
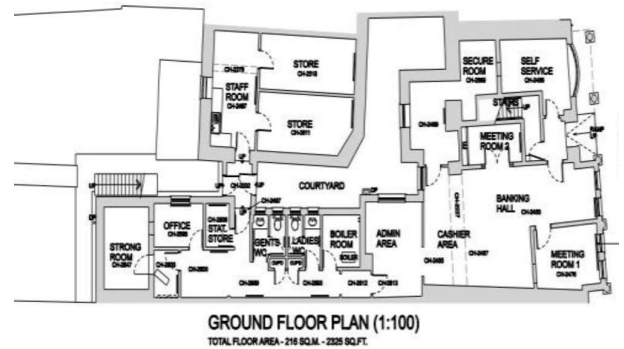
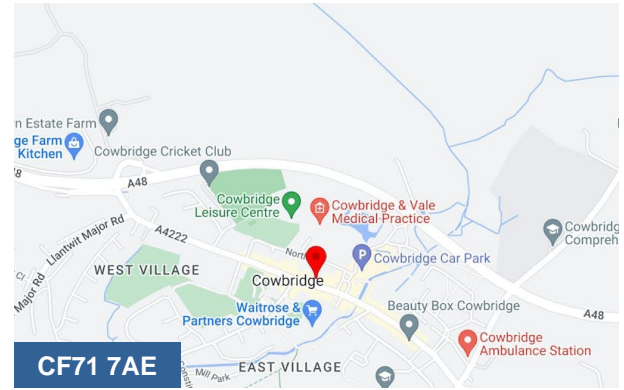
Specification

TO LET/MAY SELL

The landlord may also consider selling the freehold for £700k

Viewings

Strictly by appointment only through the joint letting agents.



Viewing & Further Information



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