



Unit 3 Penny Lane

Old Mason's Yard, Cowbridge, Cowbridge, CF71 7EG

Unit Available to Assign or Sublet

514 sq ft
(47.75 sq m)

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Summary

Available Size	514 sq ft
Rent	£10,000 per annum
Rates Payable	£4,333.50 per annum
Rateable Value	£8,100
VAT	Applicable. VAT is applicable to the rent and service charge
Legal Fees	Each party to bear their own costs
EPC Rating	D (97)

Location

Old Mason's Yard is situated along the river linking the main Town Hall car park with Cowbridge town centre via footbridge with the development comprising a number of retail units, restaurants and offices. The development is also located within close proximity to Waitrose Supermarket and car park.

Description

The unit comprises a well configured ground floor shop accessed directly from Penny Lane. There is an option to acquire the adjacent unit to create one larger demise comprising 1,103 sq ft ground floor sales. Price on application.

Accommodation

The premises provides the following approximate areas.

Name	sq ft	sq m	Availability
Ground - Floor Sales	514	47.75	Available
Total	514	47.75	

Terms

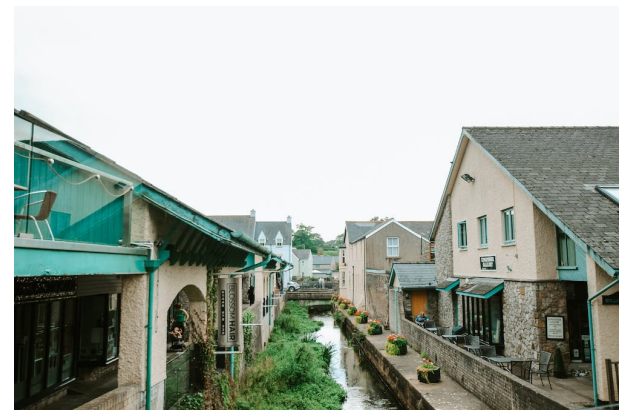
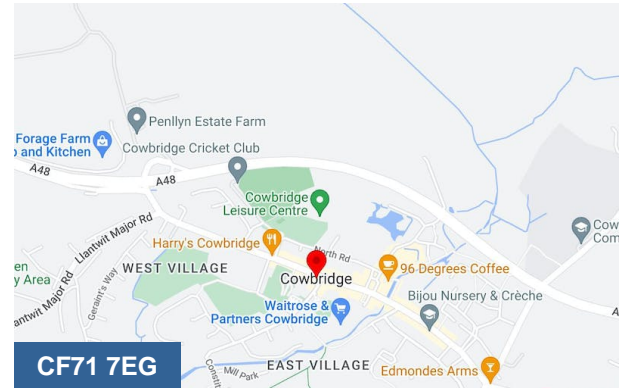
The lease is available by way of an assignment of the existing effective full repairing and insuring lease, which is scheduled to expire on 14th March 2033. Sub-letting may also be considered. The current rent, effective 15th March 2023 is £10,000 pax.

Planning

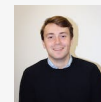
We understand that the property benefits from A2 use however other uses will be considered subject to the tenant obtaining all necessary planning consents.

Viewings

By appointment via sole letting agents Cooke & Arkwright.



Viewing & Further Information



Sebastian Branfield

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