



## Unit 2 Penny Lane

Old Mason's Yard, Cowbridge, CF71 7EG

- Unit To Let
- Ground Floor Unit 589 sq ft
- Option to create 1,103 sq ft

**589 sq ft**  
(54.72 sq m)

# Unit 2 Penny Lane, Old Mason's Yard, Cowbridge, CF71 7EG

## Summary

<b>Available Size</b>	589 sq ft
<b>Rent</b>	£10,000 per annum
<b>Rates Payable</b>	£4,494 per annum
<b>Rateable Value</b>	£8,400
<b>VAT</b>	Applicable. VAT is payable to the rent and service charge
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (71)

## Description

The unit comprises a well configured ground floor shop accessed directly from Penny Lane. There is an option to create 1,103 sq ft by combining two units.

## 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.

## Accommodation

The accommodation comprises the following areas:

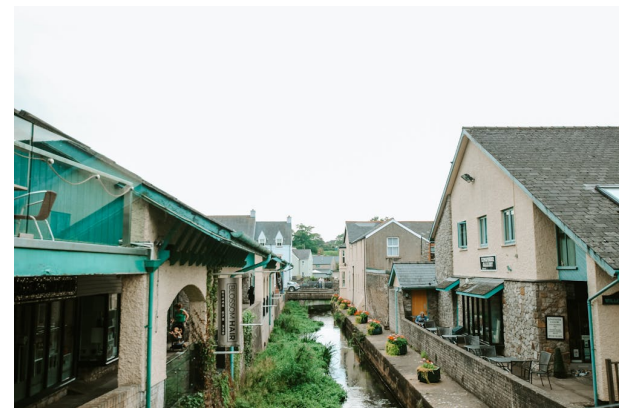
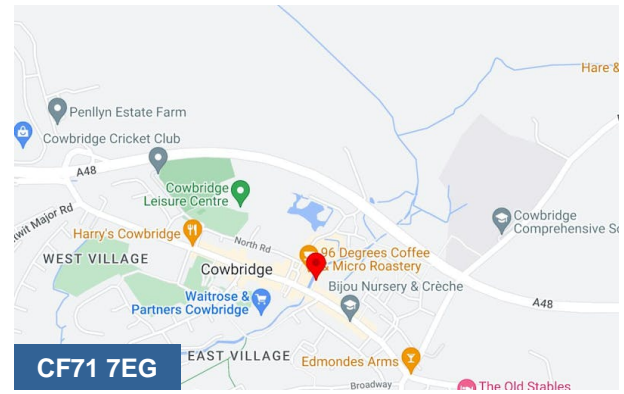
Name	sq ft	sq m	Availability
Ground - Floor Sales	589	54.72	Available
<b>Total</b>	<b>589</b>	<b>54.72</b>	

## Planning

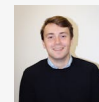
The property benefits from A1 use however other uses will be considered subject to the tenant obtaining all necessary planning consents.

## Viewings

By appointment via sole letting agents Cooke & Arkwright.



## Viewing & Further Information



**Sebastian Branfield**

02920 346 315

seb.branfield@coark.com