

Commercial

**hrt**  
herbert r thomas

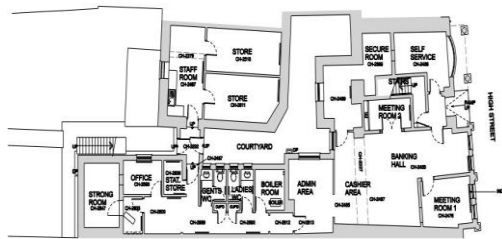
33 High Street,  
Cowbridge, Vale of  
Glamorgan, CF71 7AE  
[hrt.uk.com](http://hrt.uk.com)

 Cooke & Arkwright

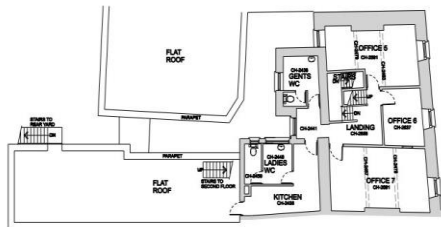


33 High Street, Cowbridge,  
Vale of Glamorgan

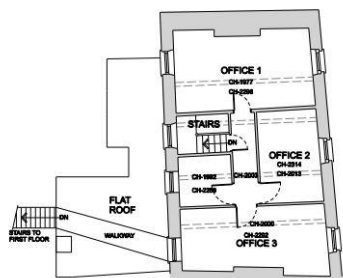
All Enquiries -  
For Sale/Rent  
Offers In excess of  
£700,000



GROUND FLOOR PLAN (1:100)  
TOTAL FLOOR AREA - 216 SQ.M. - 2328 SQ.FT.



FIRST FLOOR PLAN (1:100)  
TOTAL FLOOR AREA - 104.7 SQ.M. - 1127 SQ.FT.



SECOND FLOOR PLAN (1:100)  
TOTAL FLOOR AREA - 72.5 SQ.M. - 780 SQ.FT.

### Location

#### For Sat Nav users: Postcode CF71 7AE

The property is prominently located on High Street, in the historic town of Cowbridge.

Nearby occupiers include mix of national and local businesses, including Tŷ Hafan, Greggs, Specsavers, WH Smith and Elephant & 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.

### 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.

### Accommodation

	sq.m	sq.ft
Ground Floor	216.00	2,325
First Floor	104.70	1,127
Second Floor	72.50	780
<b>Total NIA</b>	<b>392.50</b>	<b>4,232</b>

Please note all measurements are approximate and have been scaled from drawings (floor plans available on request).

### Terms & Rent

Offers invited in excess of £700,000 for the freehold with vacant possession.

A new full repairing and insuring lease for a term of years to be agreed. Rent upon application.

### VAT

The property is not subject to VAT, and VAT will not be chargeable on the Rent or Sale.

### Legal Costs

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

### Rateable Value

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

### EPC

EPC Rating - TBC.

The Energy Performance Certificate is available on request.

### Anti-Money Laundering (AML) Regulations

The successful purchaser will be required to provide relevant information to satisfy the agents AML statutory requirements when Heads of Terms are agreed.

### Viewing Arrangements

Strictly by appointment only through the joint letting agents.

Contact: James Mordecai

Tel: 02922 671555

Email: jamesmordecai@hrt.uk.com

Contact: Huw Thomas

Tel: 02920 346312

Email: huw.thomas@coark.com

Viewing strictly by appointment  
through the Joint Agents Herbert  
R Thomas and Cooke & Arkwright  
[hrt.uk.com](http://hrt.uk.com)

Commercial

**hrt**  
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Cooke & Arkwright

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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.

SUBJECT TO CONTRACT - JANUARY 2023