

Commercial

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High quality First  
Floor offices

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



# 27 High Street, Cowbridge, CF71 7AE

Rent on Application  
Prime High Street location



## Location

For Sat Nav users: Postcode CF71 7AE

The property is prominently located in Cowbridge High Street (above Specsavers). Nearby occupiers include Tesco, Greggs and Lloyds Bank plus a multitude of independent retailers.

Cowbridge is an affluent market town with great commuter links to Cardiff City Centre being 12 miles to the East on the M4 motorway or A48 and 6 miles to the West (A48) is Bridgend with Llantrisant being 8 miles to the North where there are a good mix of national, regional and independent retailers. The M4 Motorway is also in easy reach via junction 35, Pencoed, which provides access to all the major commercial centres in the region.

## Description

3 x First floor office suites property providing generous office space above retail premises to the ground floor, located on the High Street in Cowbridge town centre.

Each suite has carpeted flooring, perimeter wall trunking, air conditioning and small kitchen space. The suites link or are available independently. The male/female WCs are communal.

## Accommodation

First Floor Office Suites	sq.m	sq.ft
Office 1	42.90	462
Office 2	24.32	262
Office 3 (room 1)	14.40}	
Office 3 (room 2)	23.57}	409

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

## Rent

On application

## Tenure/Terms

A new lease is available for a term of years to be agreed.

## Services

The property has mains water, electricity and drainage. We have not tested any technical services.

## 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.

## VAT

All figures quoted are exclusive of VAT.

## Legal Costs

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

## Rateable Value

We are advised by the Rating Department of The Vale of Glamorgan County Council that the rateable value of the property has not yet been assessed.

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

## EPC

The Energy Performance Certificate will be available on request.

## Viewing Arrangements

Strictly by appointment only through the sole letting agents.

Contact: James Mordecai

Tel: 02922 671555

Email: jamesmordecai@hrt.uk.com

Viewing strictly by  
appointment through  
Herbert R Thomas

[hrt.uk.com](http://hrt.uk.com)

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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.