

Commercial



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& madley**

Courtyard Offices
56 High Street,
Cowbridge
Vale of Glamorgan
CF71 7AH
hrt.uk.com



Courtyard Offices

56 High Street, Cowbridge

Rent **£5,000 per annum**



Location

For Sat Nav users: Postcode CF71 7AH

The property is conveniently located in Cowbridge High Street.

Nearby occupiers include The Bear Hotel, Co-operative and Greggs 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

The property comprises a Courtyard office, located off the High Street in Cowbridge town centre. The office is located at the rear of the Cancer Research retail unit with access via a side door from High Street.

Internally the rear office space is suitable for a variety of B1 office uses. The office has the use of a shared WC. The office and external areas are non-smoking and only accessible between 7am and 9pm Monday to Saturday.

Accommodation

Ground floor rear office 190 sq.ft. (17.72 sq.m.)

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

Rent

£5,000 per annum – Furnished or un-furnished.

Tenure/Terms

A new all inclusive lease, for a term of years to be agreed.

Anti-Money Laundering (AML) Regulations

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

VAT

All figures are quoted exclusive of VAT.

Legal Costs

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

Rateable Value

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

2023/2024 Rateable Value is £465 per annum. The property qualifies for 100% small business relief.

The business multiplier for Wales 2023/2024 is 0.535p in the pound.

EPC

EPC Rating - TBA

The Energy Performance Certificate will be available on request.

Viewing Arrangements

Strictly by appointment only through the sole agents.

Contact: James Mordecai

Tel: 02922 671555

Email: jamesmordecai@herbertthomas.co.uk

Viewing strictly by appointment through Herbert R Thomas

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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.