

Commercial

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34 Eastgate,
Cowbridge, CF71 7DG
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34 Eastgate, Cowbridge, CF71 7DG

Annual Rental of **£10,000**



Location

For Sat Nav users: Postcode CF71 7DG

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

Nearby occupiers include Tŷ Hafan, Elephant & Bun Delicatessen, Specsavers, The Bay Tree and Greggs.

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

34 Eastgate comprises of a recently refurbished, high quality office suite located on Cowbridge high Street.

The office suite is situated on the ground floor and benefits from carpeted floors, central heating and LED spotlights, finished to a high specification throughout.

Accommodation

First floor

	sq.m	sq.ft
Office	48.60	523
Total NIA	48.60	523

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

Rent

£10,000 per annum.

Terms

A new full repairing and insuring lease for a term of years to be 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/Council Tax

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

The property qualifies for small business relief and therefore there are no rates charged on the property.

EPC

EPC Rating - TBC.

The Energy Performance Certificate is available on request.

Viewing Arrangements

Strictly by appointment only through the sole letting agents.

Contact: Will Gamlin
Tel: 02922 671553
Email: williamgamlin@hrt.uk.com

Contact: James Mordecai
Tel: 01446 776397
Email: jamesmordecai@hrt.uk.com

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.