



Commercial

hrt
herbert r thomas

incorporating
**rawlins
& madley**

FOR SALE/TO LET

35 High Street

Cowbridge

Vale of Glamorgan

CF71 7AE

hrt.uk.com

Call for bids by 12 noon on
Thursday 8th May 2025

35 High Street, Cowbridge,
CF71 7AE

For Sale or To Let:

£400,000/£27,500pa



Location

For Sat Nav users: Postcode CF71 7AE

The property is situated within the historic town of Cowbridge which is located off the A48 approximately 10 miles east of Cardiff and 6 miles west of Bridgend.

Cowbridge has a variety of established high quality Individual shops and a range of older buildings many of which are listed.

35 High Street is located in a prime position in the centre of Cowbridge High Street.

Occupiers in close proximity to the subject property include local retailers & cafés, barbers/hairdressers, Waitrose, Costa Coffee, WH Smith, Tesco Express, Savers, Greggs and Specsavers.

Description

A two-storey mixed use property with retail on the ground floor and a self-contained 2/3 bedroom residential flat on the first floor accessed from the front and the rear.

Built In the late 1700's/early 1800's.

Attached stone barn to the rear of the principal building with WC.

Courtyard to rear with access from North Road.

Accommodation

Description	Sq m	Sq ft
<u>Ground Floor</u>		
Zone A	27.42 m ²	295 ft ²
Zone B	30.16 m ²	325 ft ²
Remainder	30.46 m ²	328 ft ²
Store	11.86 m ²	128 ft ²
Garage/Barn	26.78 m ²	288 ft ²

<u>First Floor</u>		
Hall (GF)	2.46 m ²	26 ft ²
Landing	8.40 m ²	90 ft ²
Bedroom 1	9.04 m ²	97 ft ²
Bedroom 2	19.22 m ²	207 ft ²
Bedroom 3	9.22 m ²	99 ft ²
Reception Room	10.07 m ²	108 ft ²
Reception Room	20.19 m ²	217 ft ²
Kitchen	6.54 m ²	70 ft ²
Bathroom	88.59 m ²	954 ft ²
Total	215.26m ²	2,317ft ²

Services

It is understood that all main services are available to the property.

There is no form of heating to the property.

All interested parties must satisfy themselves regarding the location and capacity of all services and sewers, and their adequacy to serve the property.

Price

Offers invited in excess of £400,000.

The property is offered for sale by private treaty.

Tenure

Freehold Title WA69780 with Vacant Possession.

Letting

The ground floor commercial property is also available to let at a rent of £27,500 per annum under a new Lease for a term of years to be agreed.

Anti-Money Laundering (AML) Regulations

The successful purchaser/lessee 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/Council Tax

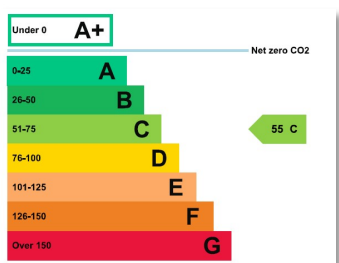
Shop and First Floor RV of £16,500

There is no Council Tax listing for the First Floor Flat.

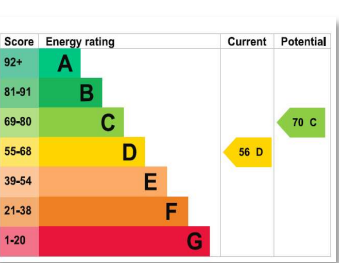
Interested parties are advised to make their own enquires to the Vale of Glamorgan Council Business Rates Department.

EPC

Ground Floor:



First Floor:



EPC Reports are available upon request.



Viewing Arrangements

Strictly by appointment only through the sole selling agents.

Contact: James Mordecai

Tel: 02922 671555

Email: jamesmordecai@hrt.uk.com

hrt.uk.com

Commercial

hrt
herbert r thomas

incorporating
**rawlins
& madley**

11-12 Jellicoe Court, Atlantic Wharf,
Cardiff, CF10 4AJ

02922 671555

cardiff@hrt.uk.com

hrt 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.