

Commercial

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First Floor Offices
To Let

1 Westgate,
Cowbridge, Vale of
Glamorgan,
CF71 7AQ



1 Westgate, Cowbridge, CF71 7AQ

Annual Rental of **£425 per month**



Location

For Sat Nav users: Postcode CF71 7AQ

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

Nearby occupiers include the Bear Hotel, Savers, Harry's Bar and Tesco's.

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 two offices located off the High Street in Cowbridge. The offices are located above Marley's Barbers with access via a side door from the High Street.

Office 1 and Office 2 are available to let together or separately.

The offices are suitable for a variety of B1 (office) uses. The offices have access to a shared WC.

Accommodation

1 Westgate, Cowbridge

	sq.m	sq.ft
Office 1	13.68	147.25
Office 2	8.85	95.26
Total NIA	22.53	242.51

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

Rent

£425 per month

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.

2025/2026 Rateable Value is £1,975 per annum.

Occupiers should qualify for small business rate relief.

The business multiplier for Wales 2025/2026 is 0.56p in the pound.

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 671555
Email: williamgamlin@hrt.uk.com

Contact: James Mordecai
Tel: 02922 671555
Email: jamesmordecai@hrt.uk.com

Viewing strictly by appointment through
Herbert R Thomas

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.