



Commercial

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**rawlins
& madley**

79 Eastgate

Cowbridge, Vale of
Glamorgan, CF71 7AA

hrt.uk.com

79 Eastgate, Cowbridge, Vale of Glamorgan, CF71 7AA

Rent On Application



Location

For Sat Nav users: Postcode CF71 7AA

Cowbridge is an historic market town situated off the A48, approximately 10 miles east of Cardiff and 6 miles west of Bridgend. Cowbridge is known for its high quality individual shops of a wide variety and its many older buildings; a high number of which are Listed. The area is serviced by the A48, which by-passes the town along the route from Cardiff to Bridgend.

79 Eastgate is located to the eastern end of the town within an existing commercial location.

Description

The accommodation comprises: high quality refurbished office space available as a whole or room by room. The accommodation exists of ground and first floor offices with shared toilet and kitchen facilities. There is private parking to the rear.

Accommodation

<u>Ground Floor</u>	sq.m	sq.ft
Room 1	19.70	212
Room 3	21.46	231
Room 4	20.93	225
<u>First Floor</u>		
Rooms 5,6,7,8	88.29	950
<u>Coach House</u>	30.70	330
Total NIA	181.08	1,949

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

Price

Coach House - £7,680 p.a. including serv chrg.
Room 4 - £3,000 p.a. Incl service charge

Tenure/Terms

Available 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

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

2023/2025 Rateable Values are:

Rooms 4 - £4,600 per annum.

Coach House - £5,900 per annum.

The business multiplier for Wales 2024/2025 is 0.56p in the pound.

EPC

EPC Rating - C(59)

The Energy Performance Certificate will be available on request.

Viewing Arrangements

Strictly by appointment only through the sole selling agents.

Contact: James Mordecai

Tel: 02922 671555

Email: jamesmordecai@hrt.uk.com

Contact: Will Gamlin

Tel: 02922 671555

Email: williamgamlin@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.