

Commercial

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FOR RENT
Office Suites
1st/2nd Floors
50/50a High Street
Cowbridge
Vale of Glamorgan
CF71 7AH

hrt.uk.com



Office Suites 1st/2nd Floors 50-50a High Street, Cowbridge



Location

For Sat Nav users: Postcode CF71 7AH

The property is prominently located in the centre of Cowbridge High Street.

Nearby occupiers include Tesco Express, The Bear Hotel, Costa Coffee, 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.

Description

The property comprises first/second floor office accommodation, with access directly off the High Street frontage with internal staircase.

At first floor are two office suites one of which comprises two rooms. The second floor suite comprises two rooms.

There is a kitchen on the first floor and male and female toilet facilities shared with other occupiers.

Accommodation

<u>First Floor</u>	sq.m	sq.ft
Suite 1 (Right) two rooms	45.04	485
Suite 2 (Left)	28.03	298
<u>Second Floor</u>		
Suite 3 (Two Rooms)	43.53	468
TOTAL	195.24	2,099

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

Tenure/Terms

The suites are available as a whole or in part on the basis of a "Contracted Out" Lease for a term of 2/3

years, with a rolling mutual break subject to 6 months prior notice.

The quoting Rent is as follows:

Suite 1: £8,500 pax

Suite 2: £5,500 pax

Suite 3: £7,000 pax

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.

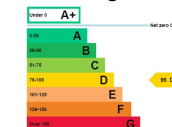
Rateable Value

2026/2027 Rateable Value for the first and second floors is £15,500.

The business multiplier for Wales 2026/2027 is 0.568p in the pound.

EPC

EPC Rating - D96



The Energy Performance Certificate will be available on request.

Viewing Arrangements

Contact: James Mordecai
Tel: 07912 481408
Email: jamesmordecai@hrt.uk.com

Viewing strictly by appointment
through Herbert R Thomas

hrt.uk.com

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RICS

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.