

Commercial

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herbert r thomas

To Let

40 Eastgate

Cowbridge, CF71 7DG

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40 Eastgate, Cowbridge, CF71 7DG

Available to rent £11,500 per annum



Location

For Sat Nav users: Postcode CF71 7DG

The property is prominently located on Eastgate, in the historic town of Cowbridge. An edge of town commercial and residential location.

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

40 Eastgate is a traditional mid-terraced property fronting Eastgate. The available demise comprises a lock-up ground-floor retail unit, together with separate storage and kitchen facilities.

Accommodation

Ground floor retail

	sq.m	sq.ft
Retail	37.45	403
Total NIA	37.45	403

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

Tenure/Terms

The property is available to let on a new 3 or 5-year full repairing and insuring lease at a rent of £11,500 pa.

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.

Anti-Money Laundering (AML) Regulations The successful lessee will be required to provide relevant Information to satisfy the agents AML statutory requirements when Heads of Terms are agreed.

Rateable Value & Council Tax

The RV is £6,900, interested parties are advised to make their own enquiries with the Vale Council in order to verify.

EPC

The EPC rating is B (34).

The Energy Performance Certificate is available on request.

Viewing Arrangements

Strictly by appointment only through the sole selling agents.

Contact: Edward Williams
Tel: 07860 643921
Email: edwardwilliams@hrt.uk.com

Contact: William Gamlin
Tel: 02922 671555
Email: williamgamlin@hrt.uk.com

Viewing strictly by appointment through
Herbert R Thomas

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 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.