

Commercial

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Unit 1a Baron's Close
House

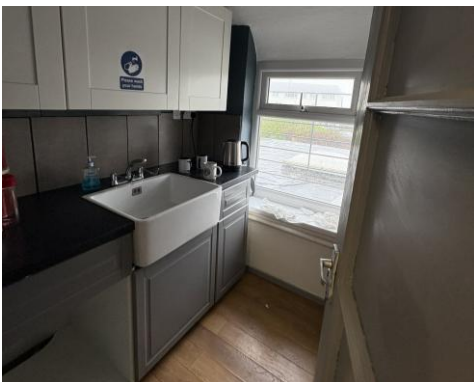
Llantwit Major, CF61 1XY

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Unit 1a Baron's Close House, Llantwit Major, CF61 1XY

Annual Rental of **£9,000**



Location

For Sat Nav users: Postcode CF61 1XY

The property is prominently located on East Street, in Llantwit Major, a small commuter town located in the south of the Vale of Glamorgan. Bridgend is located approximately 9.5 miles northwest of the town centre and Cardiff is approximately 22 miles to the east. Both Cardiff and Bridgend are accessible by the A48 road or the M4 Motorway, or the train station located in the town.

Nearby occupiers include Co-operative, Principality, Greggs and Ladbrokes.

Description

The property comprises a first-floor office premises, formerly occupied as a tattoo studio. Access to the first floor is provided via a dedicated ground-floor entrance and staircase from East Street.

The accommodation is arranged to provide four separate rooms, together with a kitchenette and WC facilities.

The property benefits from a prominent frontage onto East Street, the principal retail thoroughfare in Llantwit Major.

Externally, the property benefits from two private parking spaces located to the rear.

Accommodation

	sq.m	sq.ft
Room A	21.35	230
Room B	9.50	102
Room C	14.77	159
Room D	14.80	159

Total NIA 60.42 650

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

Rent

£9,000 per annum.

Terms

A new full repairing and insuring lease for a term of ten 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 of Glamorgan Council.

EPC

EPC Rating - 98D.

The Energy Performance Certificate is available on request.

Viewing Arrangements

Strictly by appointment only through the sole letting agents.

Contact: Edward Williams

Tel: 07860 643921

Email: edwardwilliams@hrt.uk.com

Contact: James Mordecai

Tel: 02922 671555

Email: jamesmordecai@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.