

# TO LET

**First & Second Floor Office Suites**  
**89 Eastgate**  
**Cowbridge**  
**CF71 7AA**

**WATTS &  
MORGAN**  
Commercial



- Located within a character three storey property first and second floor office/business suites providing space from approximately 44.6 sq m (480 sq ft) to 99.6 sq m (1025 sq ft) NIA.
- Convenient and prominent town centre location.
- Immediately available To Let under terms of a new tenant Full Repairing and Insuring lease for a term of years to be agreed .

# First & Second Floor Office Suites

## 89 Eastgate

### Cowbridge

#### CF71 7AA

#### LOCATION

The first and second floor office suites are located within a prominent three storey property located at 89 Eastgate within Cowbridge Town Centre.

The historic market town of Cowbridge is one of the Vale of Glamorgan's principal retailing and commercial centres. Cowbridge is conveniently located lying just off the A48 dual carriageway approximately 7 miles from Bridgend and 12 miles from Cardiff.

#### DESCRIPTION

The property briefly comprises self contained first and second floor office suites located within a traditionally build three storey property briefly comprising of ground floor retail unit with first and second floor offices over.

The property is accessed via a communal entry lobby and stairwell with the first floor offices having the benefit of shared male and female WC's and kitchen facilities.

The first floor office suite is configured as four individual offices and the second floor suite three individual offices.

#### TENURE

The suites are immediately available "To Let" either individually or as a whole under terms of a new lease on effective Full Internal Repairing and Insuring terms for a term of years to be agreed.

The lease is to be contracted outside of the security of tenure provisions of the Landlord and Tenant Act 1954.

#### RENTAL

1<sup>st</sup> Floor £9,750 per annum exclusive.

2<sup>nd</sup> Floor £7,250 per annum exclusive.

#### BUSINESS RATES

The Valuation Office Agency website advises a rateable value of £7,300 for the first floor office suite so ingoing tenant should qualify for significant small business rates relief .The Valuation Office Agency website advises a rateable value of £4,450 for the second floor so ingoing tenant should qualify for 100% relief. Applicants to make their own enquiries of Vale of Glamorgan Rating Department.

#### SERVICE CHARGE

Tenants to enter into the property service charge arrangements paying a fixed Service Charge of £1,800 per annum for the first floor and £1,500 per annum for the second floor.

#### EPC

The first floor has an Energy Performance rating of 93 which falls within Band D.

The second floor has an Energy Performance rating of 61 which falls within Band C.

#### VAT

All figures quoted are exclusive of VAT if applicable.

#### LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

#### VIEWING

Strictly by appointment through sole agents:

**Messrs Watts & Morgan**

**Tel: 01656 644288**

**E-mail: [commercial@wattsandmorgan.co.uk](mailto:commercial@wattsandmorgan.co.uk)**

**Please ask for Dyfed Miles or Sara Magness.**

[www.wattsandmorgan.wales](http://www.wattsandmorgan.wales)

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