



The Market Place, 66 High Street
Cowbridge, Vale of Glamorgan, CF71 7AH

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Guide price: £595,000 Freehold

Restaurant Premises

3 Bedroom flat

An historic, landmark Grade II listed building dating back to circa 1400's. An exciting commercial opportunity located on the bustling Cowbridge High Street. Offering a wealth of character throughout from the pointed medieval windows to original stone walls and exposed beams. Benefiting from a spacious three bedroom flat with its own separate access from the rear. South-facing courtyard garden incorporating part of the medieval town wall

Directions

From our Cowbridge office, travel along High Street whereby The Market Place will be located to your left situated, on the corner as you turn into 'The Butts'.

- Cardiff City Centre 12.9 miles
 - M4 (J33) 11.6 miles
-

Your local office: Cowbridge

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Summary of Accommodation

SUMMARY

A historic landmark Grade II listed building dating back to circa 1400's. An exciting commercial opportunity located on the bustling Cowbridge High Street. Offering a wealth of character throughout from the pointed medieval windows, to original stone walls and exposed beams. Benefiting from a spacious three bedroom flat with its own separate access from the rear. South-facing courtyard garden incorporating part of the medieval town walls

ABOUT THE PROPERTY

The Market Place occupies a prominent position in Cowbridge Town, to the edge of the original Walled Town and thought to be where the historic 'West Gate' was situated. For many, many years it has been run as licensed premises, including The Olde Masons Arms public house and, in more recent years, the highly regarded Market Place restaurant.

The property, being Grade II listed, does retain much character but, with its configuration, can offer a degree of flexibility as to its potential uses. The largest portion of the dining space is to the ground floor; there is in addition a sizeable first floor function room / private dining space positioned to look out over the courtyard garden.

It includes a first floor, 3 bedroom apartment with 2 of these bedrooms having their own en suite facilities.

Fronting the property - looking onto 'High Street' is a paved fore court with steps leading down into the principal entrance way.

To the rear of the property is a delightful south-facing courtyard garden, an ideal space for summer dining. This courtyard area is accessible from the free-to-use public car park bordering the Restaurant / the old town walls and The Butts.

TENURE AND SERVICES

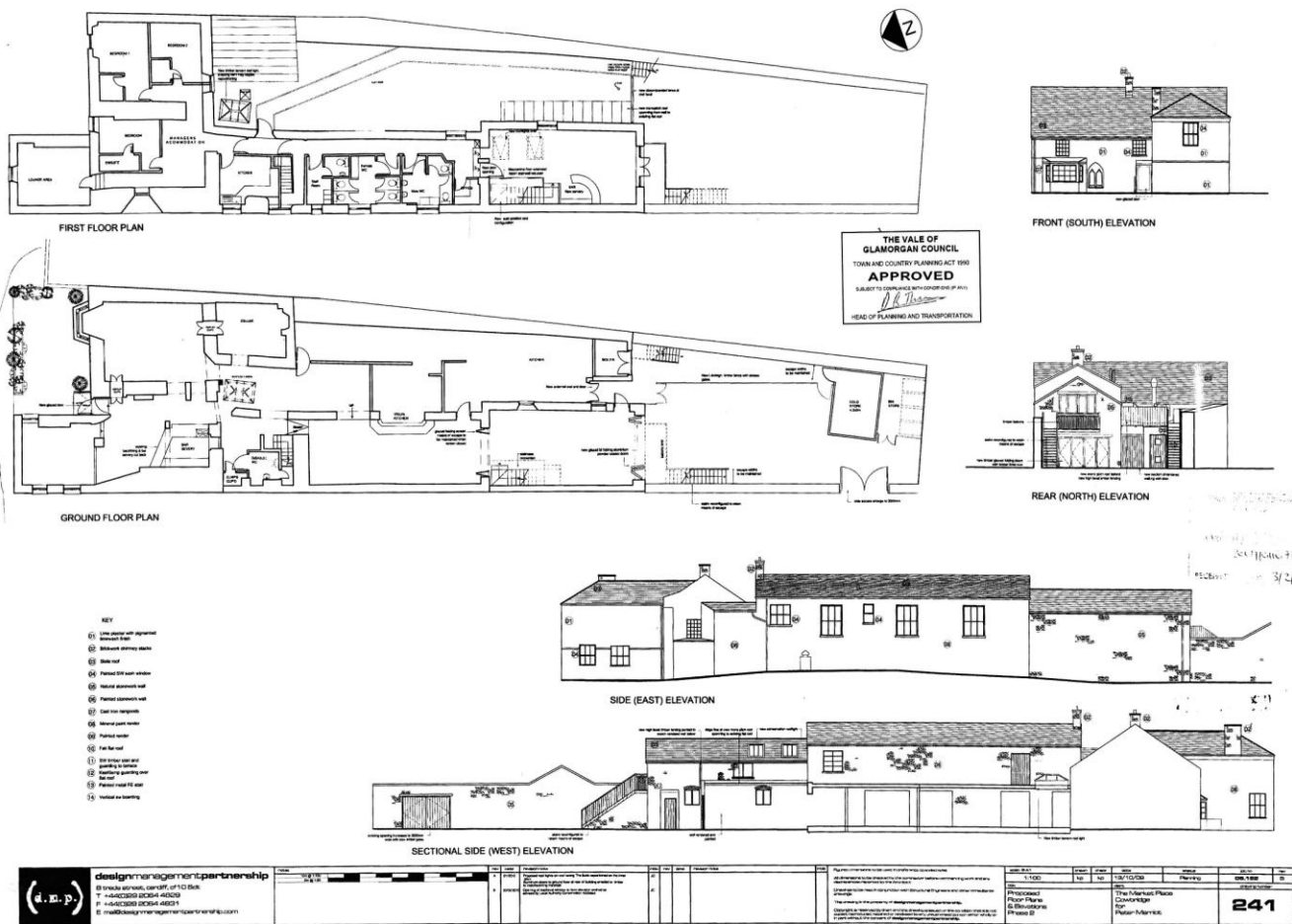
Freehold. All mains services run to the property (gas needs connecting).

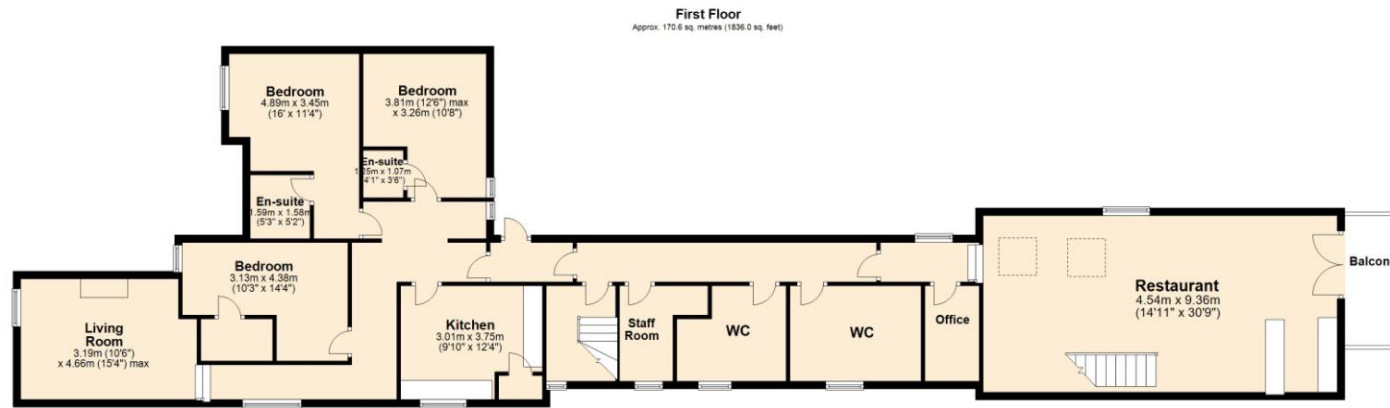
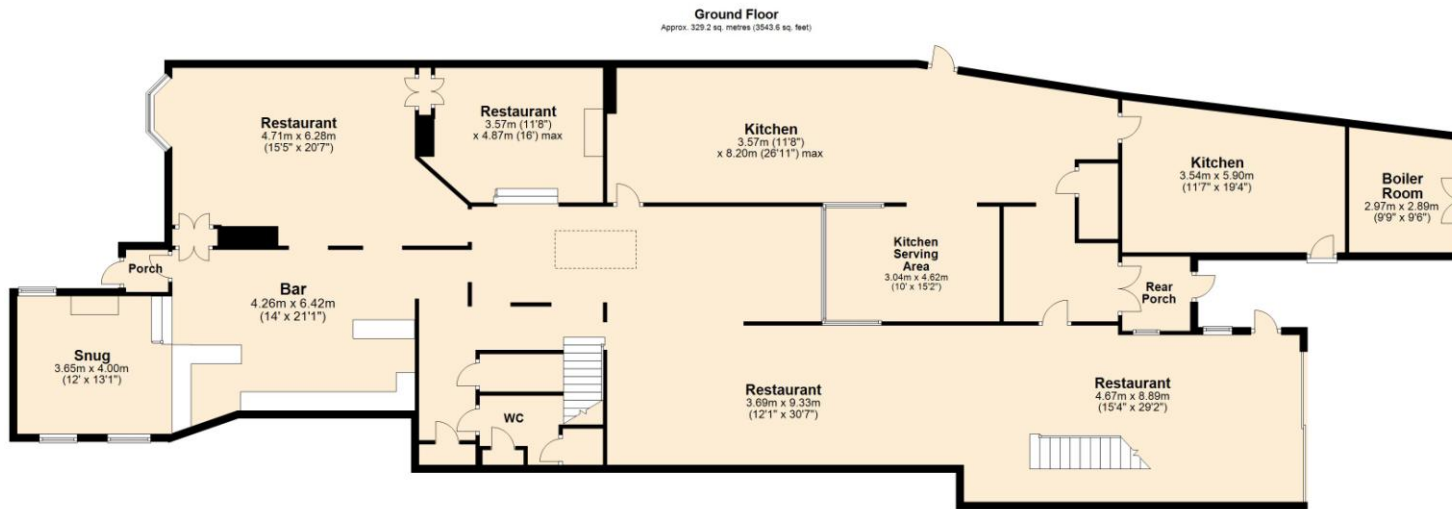
NB

Please be advised the purchase price would be subject to VAT at 20%

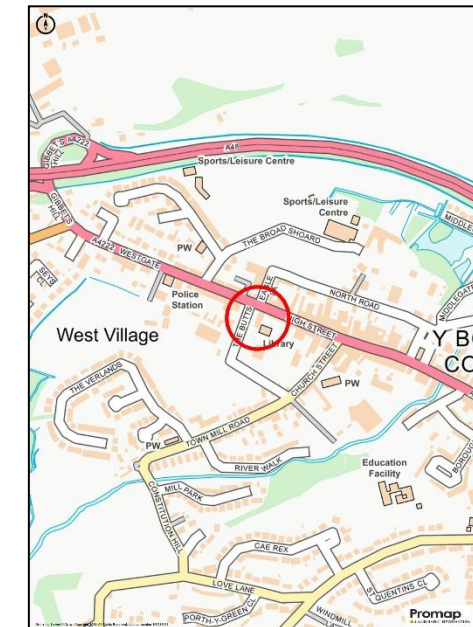
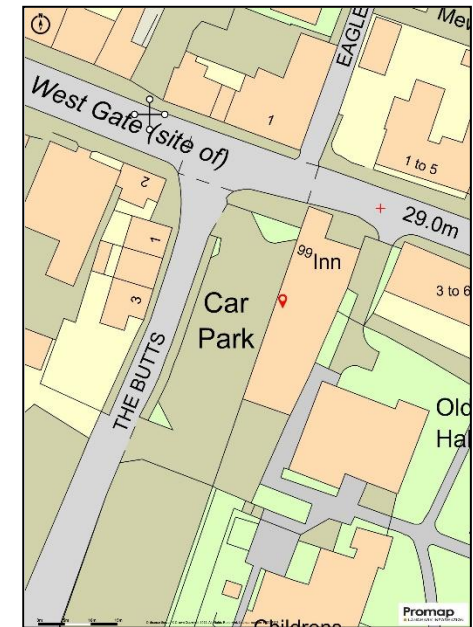
PROCEEDS OF CRIME ACT 2002

Watts & Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.





Total area: approx. 499.8 sq. metres (5379.6 sq. feet)
 Plan produced by Watts & Morgan LLP
 Plan produced using PlanUp!



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

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