

TO LET

**Prime Lock-up Shop & Premises
17B High Street
Cowbridge
CF71 7AD**

**WATTS &
MORGAN**
Commercial



- Prime lock-up shop and premises providing approximately 55.9 sq m (602 sq ft) net internal area of retail sales and being suitable for a variety of retail, office or surgery/beauty uses subject to the obtaining of any necessary planning consents.
- Situated in a prime retailing location within Cowbridge town centre.
- Immediately available To Let under terms of a new FRI Lease for a term of years to be agreed by way of tenant incentive initial concessionary rental from £12,950 per annum exclusive.

Prime Lock-up Shop & Premises

17B High Street

Cowbridge

CF71 7AD

LOCATION

The property is situated in a prime trading location within the historic and highly sought after market town of Cowbridge, Vale of Glamorgan.

The property is centrally located with other occupiers in close proximity including Emmaus, Costa Coffee and Beauty Within. The Birds Lane development anchored by Waitrose is located within very close proximity.

Cowbridge is conveniently located lying just off the A48 dual carriageway approximately 7 miles north east of Bridgend and approximately 12 miles south of Cardiff.

DESCRIPTION

The property briefly comprises an attractive lock-up shop and premises featuring an attractive timber shop front and recessed pedestrian entrance doorway.

The property is currently fitted out for use as a beauty salon and premises comprising a front retail sales/customer waiting area together with treatment rooms to the rear. The property can be easily re-configured so as to provide for an open plan sales area, if required, so is suitable for a variety of possible uses.

ACCOMMODATION

Retail Sales - 55.9 sq m (602 sq ft) NIA

Retail Sales ITZA – 42.5 sq m (457 sq ft)

Ancillary - 1.8 sq m (20 sq ft)

TENURE

The property is immediately available To Let under terms of a new FRI Lease for a term of years to be agreed by way of tenant incentive initial concessionary rental from £12,950 per annum

exclusive.

BUSINESS RATES

The valuation office agency website advises a rateable value of £12,750 so rates payable 2017/18 of £6,362.25.

EPC

This property has an Energy Performance rating of 51 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 only through
sole letting agents:

Messrs Watts & Morgan LLP

Tel: (01656) 644288

Email: commercial@wattsandmorgan.wales

Please ask for Dyfed Miles or Kate Harris

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