

TO LET

**Single Garage
Druids Green
Cowbridge
CF71 7BP**



- **Immediately available to let this single garage with up and over garage door providing approximately 12 sq.m (130 sq ft) GIA.**
- **Prominently situated just off Druids Green.**
- **Available to let on flexible terms at a rental of £40 per week.**

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LOCATION

Conveniently located just off the centre of Cowbridge's main thoroughfare. A prime trading location within a historic and highly sought after market town in the Vale of Glamorgan.

DESCRIPTION

Previously used as a bike preparation / repair workshop. This brick built, single storey garage with up and over door provides for approximately 12 sq.m (130 sq ft) GIA. Formerly wired for power and lighting.

Ideally suited for similar use/ workshop or storage.

ACCOMMODATION

Workshop space : 12 sq.m (130 sq ft).

TENURE

The property is immediately available "To Let " on flexible terms at a rental of £40 per week.

BUSINESS RATES

To be advised.

EPC

This property falls below the EPC requirement.

VAT

All figures quoted are exclusive of VAT.

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 Sara Magness

www.wattsandmorgan.wales

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