

TO LET

**Character office suite
51 Eastgate
Cowbridge
CF71 7EL**

**WATTS &
MORGAN**
Commercial



- **Immediately available To Let a self-contained ground floor office suite providing for approximately 74sq.m (797sq.ft) net internal area of accommodation together with car parking.**
- **Conveniently located on the outskirts of Cowbridge town centre in an area of mixed residential and commercial occupiers.**
- **Immediately available To Let under terms of a new tenant internal repairing and insuring only lease for a term of years to be agreed at a rental of £12,500 per annum exclusive.**

**Character office suite
51 Eastgate
Cowbridge
CF71 7EL**

LOCATION

The property is situated in a convenient location fronting Eastgate just a minute or two's walk from Cowbridge town centre.

The historic market town of Cowbridge is one of the Vale of Glamorgan's principal retail and leisure destinations with the character town centre home to boutique retailers and a vibrant leisure scene with numerous independent bar and restaurant operators.

Cowbridge is conveniently located just off the A48 dual carriageway with Bridgend lying approximately 7 miles to the west and Cardiff 12 miles to the east.

DESCRIPTION

The property briefly comprises of a self-contained ground floor office suite that is located within a character two storey property.

The property is configured so as to provide for an open plan office suite together with reception office and separate directors office/boardroom. The property has the benefit of a kitchen, WC and full gas central heating.

A car parking area to the rear provides secure car parking for up to four vehicles if double banked.

TENURE

The property is immediately available To Let under terms of a new lease on tenant internal repairing and insuring terms at a rental of £12,500 per annum exclusive.

BUSINESS RATES

The VOA website advises a rateable value of £8,300 so ingoing tenant should benefit from some small business rates relief.

EPC

To be assessed.

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

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Please ask for Dyfed Miles or Sara Magness

www.wattsandmorgan.wales

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