

Commercial

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& madley**

AVAILABLE TO LET/ MAY
SELL

69 High Street,
Cowbridge,
Vale of Glamorgan, CF71 7AF

hrt.uk.com



69 High Street, Cowbridge, Vale of Glamorgan CF71 7AF

Available to rent £30,000pa will
consider a Sale at an asking price of
£640,000

Location

For Sat Nav users: Postcode CF71 7AF

The property is prominently located on the High Street in the historic town of Cowbridge in close proximity to a number of restaurants, cafés and shops.

Cowbridge is an affluent commuter town in the heart of the Vale of Glamorgan. Bridgend is located approximately 6 miles to the west and Cardiff is approximately 12 miles to the east. There is a main line railway station at Bridgend providing direct access to Cardiff and London. The city of Cardiff is also within reach via the A48 road or the M4 Motorway (Junction 35, Pencoed) which provides access to all of the major commercial centres in the region.

Nearby occupiers include the Bear Hotel, Swansea Building Society and Penny Farthings Café.

Description

A characterful Georgian townhouse dating back to 1756. The property was extensively refurbished and extended in 2006 to provide a fully fitted commercial kitchen, kitchen stores, toilets, staff facilities and dry stores.

The property is suitable for a Restaurant/Café use or alternatively retail shop.

The property benefits from pedestrian rear access to North Road via a Right of Way.

Accommodation

Ground Floor

	sq.m	sq.ft
Restaurant/Bar	82.36	886
Commercial Kitchen	29.66	315
Total	112.02	1,201

First Floor

Store/Staff Facilities	35.75	384
Total	35.75	384
Total NIA	147.77	1,585

Please note all measurements are approximate and have been undertaken on a Net Internal Area (NIA) basis.

VAT

All figures are quoted exclusive of VAT.

Tenure/Terms

The property is available to let on a new 5 year full repairing and insuring lease at a rent of £30,000 pa. May consider a sale at an asking price of £640,000.

Legal Costs

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

Anti-Money Laundering (AML) Regulations

The successful tenant will be required to provide relevant Information to satisfy the agents AML statutory requirements when Heads of Terms are agreed.

Rateable Value

Interested parties are advised to make their own enquiries with the Vale of Glamorgan Council in order to verify.

2025-2026 Rateable Value is £18,000.

The business multiplier for Wales 2025-2026 is 0.568p in the pound.

EPC

EPC Rating (Commercial) - C58.

The Energy Performance Certificate is available on request.

Viewing Arrangements

Strictly by appointment only through the sole letting agents.

Contact: James Mordecai

Tel: 01446 776385 /02922671555

Email: jamesmordecai@hrt.uk.com



