

Watts & Morgan

TO LET



Rent on Application

Prime Retail Unit, Unit 3 Birds Lane, Cowbridge, CF71 7FB

- Immediately available "To Let" a Prime Retail Unit located on the Birds Lane Retail Park which is anchored by Waitrose and with other occupiers on the development including Café Nero and Fat Face
- Well configured unit providing approximately 128sq.m (1374sq.ft) Gross Internal Area of Accommodation
- Immediately available "To Let" under terms of a new FRI Lease for a term of years to be agreed with rent on application

Location

The property is situated in a prime location on the Birds Lane Retail Park a purpose built retail development located just off High Street within Cowbridge Town Centre.

The historic market town of Cowbridge is one of the Vale of Glamorgan's principal retailing and commercial centres. The subject property is located on the Birds Lane Retail Park which is anchored by Waitrose and with other occupiers immediately adjoining including Fat Face and Café Nero.

Cowbridge lies approximately 8 miles south east of Bridgend and approximately 12 miles west of Cardiff via the A48 Dual Carriageway.

Description

The property briefly comprises a mid-terraced lock-up retail unit set within a modern block of four retail units with the property featuring a modern powder coated aluminium double glazed retail frontage.

The property has the benefit of a rear service yard and a large car park serving the development. The property provides for approximately 128sq.m (1374sq.ft) Gross Internal Area of Accommodation.

Tenure

The property is immediately available "To Let" under terms of a new Full Repairing and Insuring Lease for a term of years to be agreed.

Rental

On application.

Buisness Rates

The Valuation Office Agency website advises a rateable value of £24,250 so rates payable 2025/26 of £13,774 per annum.

Legal Costs

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

VAT

VAT is payable on rent.

EPC

Energy Rating - Band B

Anti Money Laundering

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

Viewing

Strictly by appointment only through sole letting agents:

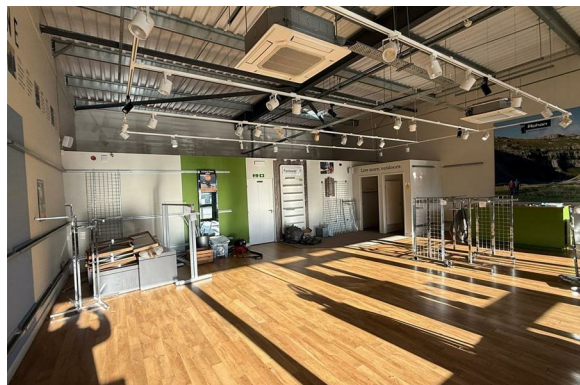
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