

## Commercial

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High quality First  
Floor offices

20B High Street,  
Cowbridge,  
Vale of Glamorgan,  
CF71 7AG  
[hrt.uk.com](http://hrt.uk.com)



# 20B High Street, Cowbridge, CF71 7AG

Rent on Application  
Prime High Street location



## Location For Sat Nav users: Postcode CF71 7AG

Cowbridge is an historic market town situated off the A48, approximately 10 miles west of Cardiff and 6 miles east of Bridgend. Cowbridge is known for its high quality individual shops of a wide variety and its many older buildings, a number of which are listed. The area is serviced by the A48 which by-passes the town along the route from Cardiff to Bridgend.

The property is located prominently on High Street. Nearby occupiers include Tesco Express, Gregg's, Lloyds TSB, Costa Coffee as well as many local businesses.

## Description

The property comprises an attractive Georgian double bay fronted Town House which has been refurbished to a extremely high standard to provide a ground floor retail unit and modern first floor offices.

The first floor office is accessed via ground floor entrance door and staircase from the High Street. The open plan offices with double vaulted ceilings provide excellent natural light from the velux roof windows.

Each office is finished with carpeted floors, painted plastered walls, perimeter trunking and individual kitchens with male/female toilets.

## Accommodation

	sq.m	sq.ft
Room A (front)	51.5	554
Room B (middle)	42.5	457
Room C (rear)	49.0	527
<b>Total NIA</b>	<b>143.00</b>	<b>1,538</b>

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

## Rent

Rent on application

## Tenure/Terms

A new lease is available for a term of years to be agreed.

## Services

The property has mains water, electricity and drainage. We have not tested any technical services.

## Anti-Money Laundering (AML) Regulations

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

## VAT

All figures quoted are exclusive of VAT.

## Legal Costs

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

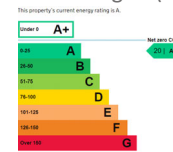
## Rateable Value

We are advised by the Rating Department of The Vale of Glamorgan County Council that the rateable value of the property has not yet been assessed.

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

## EPC

EPC Rating - A(20)



The Energy Performance Certificate will be available on request.

## Viewing Arrangements

Strictly by appointment only through the sole letting agents.

Contact: James Mordecai  
Tel: 02922 671555  
Email: jamesmordecai@hrt.uk.com

Viewing strictly by appointment through  
Herbert R Thomas

[hrt.uk.com](http://hrt.uk.com)

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These particulars are believed to be accurate, but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.