

Commercial

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Retail Unit 85 Eastgate,
Cowbridge

Vale of Glamorgan,
CF71 7AA

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Retail Unit 85 Eastgate, Cowbridge , CF71 7AA

Annual Rent of **£12,500**



Location

For Sat Nav users: Postcode CF71 7AA

The property is prominently located on Eastgate, in the historic town of Cowbridge.

Nearby occupiers include Greggs, Tesco's, Specsavers and Cats Protection.

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.

Description

The property comprises of a ground floor retail unit. The property benefits from a kitchen area, storage and a shared toilet.

The property benefits from access and one parking space to the rear, accessed via a lane off Druids Green.

Accommodation 85 Eastgate, Cowbridge

	sq.m	sq.ft
Retail Unit	28.22	304
Storage	9.24	99
Kitchen	3.40	37

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

Rent

£12,500 per annum.

Terms

New full repairing and insuring lease for a term of years to be agreed.

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.

VAT

All figures are quoted exclusive of VAT.

Legal Costs

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

Rateable Value

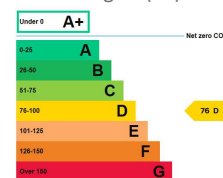
Interested parties are advised to make their own enquiries with the Vale of Glamorgan County Borough Council in order to verify.

2025/2026 Rateable Value is £10,750 per annum.

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

EPC

EPC Rating - D(76)



The Energy Performance Certificate will be available on request.

Viewing Arrangements

Strictly by appointment only through the sole selling agents.

Contact: James Mordecai

Tel: 02922 671555

Email: jamesmordecai@hrt.uk.com

Viewing strictly by
appointment through
Herbert R Thomas

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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.