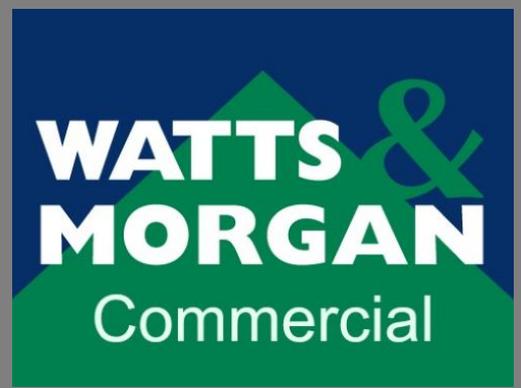


TO LET

Prime double fronted lock-up shop  
17A & 17B High Street  
Cowbridge  
CF71 7AD



- Immediately available To Let a prime double fronted lock-up shop and premises providing approximately 96.3sq.m (1037sq.ft) net internal area of retail sales and being suitable for a variety of retail, office, surgery or health & beauty type uses subject to the obtaining of any necessary change of use planning consent.
- Situated in a prime retailing location within Cowbridge town centre.
- Available To Let under terms of a new FRI Lease for a term of years to be agreed at a rental of £22,500 per annum exclusive.

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17A & 17B High Street  
Cowbridge  
CF71 7AD**

#### **LOCATION**

The property is situated in a prime trading location within the historic and highly sought-after market town of Cowbridge, Vale of Glamorgan.

The property is centrally located with other occupiers in close proximity including Emmaus, Costa Coffee and Beauty Within. The Birds Lane development anchored by Waitrose is located within close proximity.

Cowbridge is conveniently located lying just off the A48 dual carriageway approximately 7 miles north of Bridgend and 12 miles south of Cardiff.

#### **DESCRIPTION**

The property briefly comprises of an attractive double fronted lock-up shop and premises with hardwood timber shop front and recessed pedestrian entrance. The property is currently configured as two separate and self-contained retail units but is being made available "To Let" as a whole.

#### **ACCOMMODATION**

Retail Sales: 96.3sq.m (1037sq.ft)  
Ancillary: 1.8sq.m (20sq.ft)  
2 no. WC's

#### **TENURE**

The property is immediately available To Let under terms of a new FRI Lease for a term of years to be agreed at a rental of £22,500 per annum exclusive.

#### **RENTAL**

£22,500 per annum exclusive.

#### **BUSINESS RATES**

To be assessed as a whole.

#### **EPC**

17a has an energy rating of 74 and 17b has an energy rating of 51 therefore both properties fall within a Band C.

#### **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**

**Tel: (01656) 644288**

**Email: [commercial@wattsandmorgan.co.uk](mailto:commercial@wattsandmorgan.co.uk)**

**Please ask for Dyfed Miles or Sara Magness**

[www.wattsandmorgan.wales](http://www.wattsandmorgan.wales)

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