

TO LET

Licensed Cafe Bar/ Restaurant Opportunity
1st and 2nd Floors
44 High Street
Cowbridge
CF71 7AG

**WATTS &
MORGAN**
Commercial



- Available To Let a long established Licensed Café Bar/Restaurant premises prominently located within Cowbridge Town Centre.
- To be made available with the benefit of substantial fit out remaining.
- 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.

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1st and 2nd Floor
44 High Street
Cowbridge,
CF71 7AG

LOCATION

The property occupies 1st & 2nd floor accommodation above Tesco Express in a prime trading location within Cowbridge Town Centre.

The historic market town of Cowbridge is one of the Vale of Glamorgan's principal retail and commercial centres with the town having the benefit of a vibrant food and drink scene and is well represented with a combination of both high end independent retailers and multiples.

Cowbridge is conveniently located lying approximately 7 miles south east of Bridgend and 13 miles west of Cardiff via the A48 dual carriageway.

DESCRIPTION

The property briefly comprises of 1st & 2nd floor accommodation long established for Café Bar/Restaurant use.

The property briefly comprises of 1st floor bar/dining area, generously proportioned kitchen/prep area and on 2nd floor private dining/function room. Separate male and female WC's and cellar/storage area.

The property is to be made available with the significant benefit of previous occupiers fit out remaining in situ, if required and in addition a range of trade fixtures and fittings and catering equipment. Details on application.

ACCOMMODATION

First Floor

Restaurant/Bar Area: 78.8sq.m (848sq.ft) NIA

Kitchen/Prep: 61.2sq.m (658sq.ft) NIA

Second Floor

Private Dining/Function Room: 38.8sq.m (418sq.ft) NIA

Cellar/Storage Ancillary: 10.44sq.m (112sq.ft)

TENURE

The property is immediately available To Let under terms of a new FRI Lease by way of a Property Service Charge for a term of years to be agreed.

PLANNING/LICENCING

The property has the benefit of an A3 Planning Consent and will be made available together with a Premises Licence.

RENTAL

£22,500 per annum exclusive.

BUSINESS RATES

The Valuation Office Agency website advises a rateable value of £5,943.00 so ingoing tenant should benefit from 100% small business rates relief.

EPC

Pending.

SERVICE CHARGE

Tenant to enter into property service charge arrangement which are administrated on a cost only, pro-rata basis.

VAT

VAT is payable on rent.

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

Please ask for Dyfed Miles or Sara Magness

www.wattsandmorgan.wales

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