

FOR SALE

Character Three-Storey Premises
89 Eastgate
Cowbridge
Vale of Glamorgan
CF71 7AA

**WATTS &
MORGAN**
Commercial



- Immediately available "For Sale" an imposing character three-storey town centre property of interest to both owner occupiers and investors/developers.
- Currently configured to provide retail/office space on ground floor and office space over first and second floors. Considered suitable for a variety of commercial uses and offering potential for residential conversion subject to the obtaining of any necessary planning permission.
- Immediately available "For Sale" Freehold tenure and with full vacant possession at an asking price of £549,950

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LOCATION

The property is situated in a prominent and convenient location fronting Eastgate within Cowbridge Town Centre.

The historic market town of Cowbridge is one of the Vale of Glamorgan's principle retailing and commercial centres with the town having the benefit of a vibrant food and drink and hospitality sector.

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

DESCRIPTION

The property briefly comprises a three-storey mid-terraced period commercial property built to a traditional standard of construction with solid masonry elevations under a slate tiled pitched roof.

The building facade is finished with an attractive dressed stone frontage with double bay windows.

The property is currently configured as a self-contained ground floor retail/surgery unit with the first and second floors providing self-contained office suites all around a shared entrance and stairwell.

The property has the benefit of all mains services connected and has the benefit of a large rear garden area.

ACCOMMODATION

Ground Floor

Sales/showroom area - 21.25sq.m (229sq.ft) NIA
Rear office/consulting room - 14.26sq.m (153sq.ft) NIA

Ancillary office/storage - 19.49 sq.m (210sq.ft)
Rear storage/ancillary - 9.53sq.m (103sq.ft)

Total accommodation - 64.5sq.m (695sq.ft) NIA

First Floor Office space - 54sq.m (577sq.ft) NIA

Second Floor Office Space - 44.6sq.m (480sq.ft) NIA

TENURE

The property is sold Freehold tenure and with full vacant possession.

SALE PRICE

£549,950

EPC

Pending

ANTI-MONEY LAUNDERING REGULATIONS

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.

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 selling agents:

Messrs Watts & Morgan LLP

Tel: (01656) 644288

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**Please ask for
Dyfed Miles or Matthew Ashman**

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