

TO LET



**Ground Floor,
33 High Street,
Cowbridge,
CF71 7AE**

**PRIME RESTAURANT
OPPORTUNITY**

**Gross Internal Area
– 2,571 sq.ft**

Rent - £65,000 pax, plus VAT

 **Cooke & Arkwright**

LOCATION

Cowbridge is a historic market town located within the heart of the Vale of Glamorgan, and is approx. 12 miles west of Cardiff and 6 miles to the east of Bridgend. Cowbridge is accessed via the A48 which connects Cardiff to Bridgend with the M4 (Junction 33) being approx. 13 miles to the east.

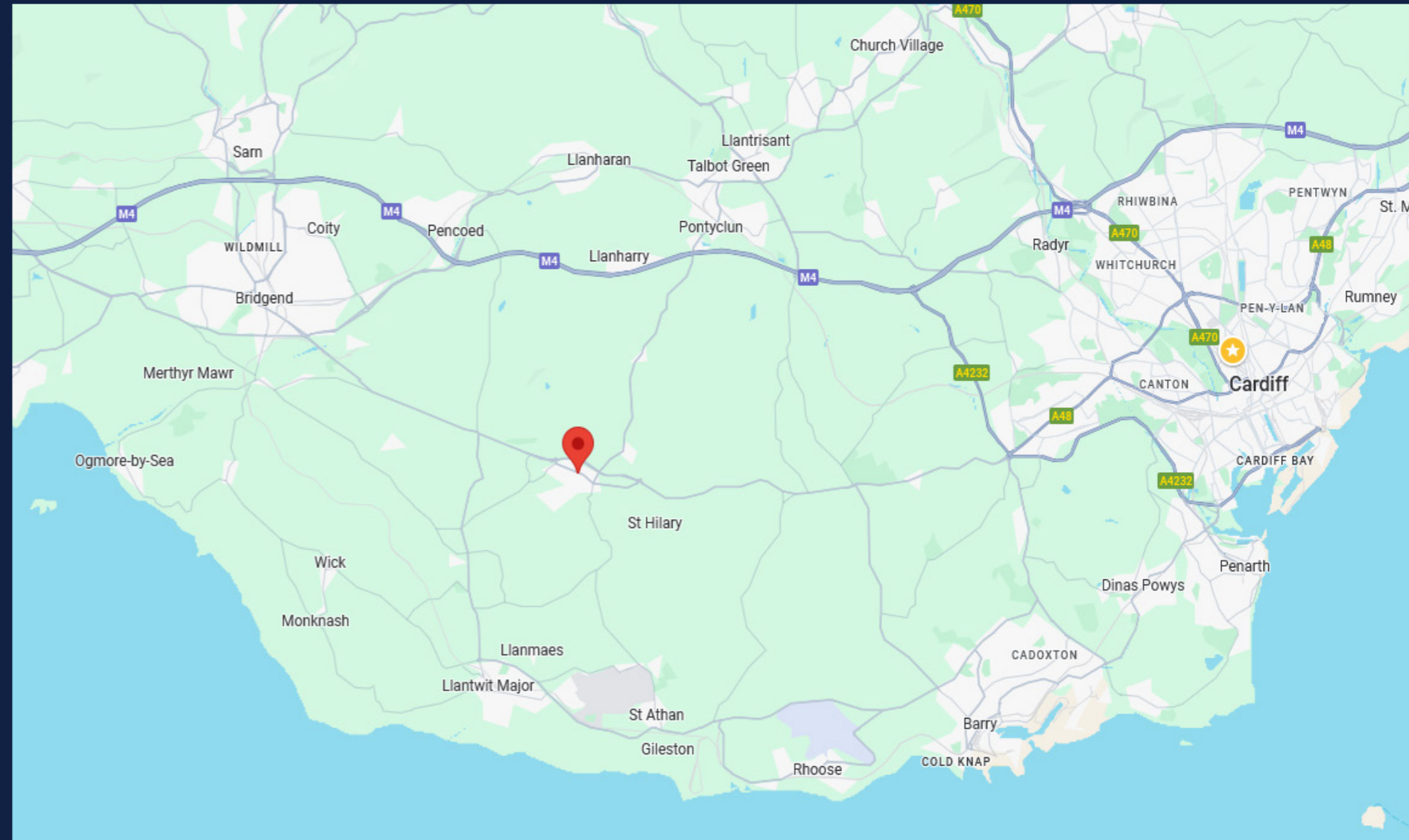
The high street provides a healthy mix of both national and independent occupiers and nearby retailers include a Waitrose Foodstore, Fat Face, Caffé Nero, Tesco Express, Specsavers, Rohan Outdoor, Greggs, Arthur John & Co. (department store), Costa Coffee, Goose Island (fashion), Ground Bakery, The Bear Hotel, Farthings Restaurant, Fablas Icecream etc.

DESCRIPTION

The property is an attractive Grade II Listed period building, located within the heart of Cowbridge High Street and comprises a three storey building over ground and two upper floors. 33 High Street is central to the busiest part of the high street. The first and second floors are in the process of being converted to a separate self-contained residential use, whilst the ground floor and rear courtyard area is available to let. Adjacent occupiers are Ground (coffee shop) and Elephant & Bun Delicatessen.

The ground floor is 2,571 sq ft in total, with the restaurant area being 1,710 sq ft with the ancillary areas for kitchens, lavatories etc being 760 sq ft. The courtyard area at the rear for al-fresco dining is 527 sq ft. The property has 2 parking places reserved at the rear which is onto North Road. Access for vehicles and deliveries is from North Road. The premises has been converted from its previous use as Lloyds Bank and is now complete as a shell ready for fitting out and ideal for restaurant use.

The ground floor benefits from independent mains water, gas and electricity.





ACCOMMODATION

Ground Floor area – 1,710 sq.ft.
Kitchen/Storage Area – 760 sq.ft.
Rear Vault – 101 sq.ft.

Total Ground Floor GIA – 2,571 sq.ft.

Floor plans are available upon request.

LEASE TERMS AND RENT

The ground floor is available to let via effective full repairing and insuring terms for a term to be agreed, with 5 yearly upwards only rent reviews, at a rent of £65,000 pax, plus VAT.

PLANNING CONSENT

Planning consent has been granted for A3 restaurant use.

The property is Grade II Listed.

RATES

The property has the following rateable value:

Ground Floor – £28,000
The UBR multiplier for 2025 / 2026 is 56.8.

Interested Parties are advised to make their own enquiries with the Vale of Glamorgan Council.

VAT

VAT will be payable to the rent.

LEGAL COSTS

All parties to be responsible for their own costs.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, a purchaser will be required to provide satisfactory proof of identity and source of funds at the point of agreement of heads of terms.

VIEWINGS

Viewing through sole agents Cooke & Arkwright.



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