



7B Willow Walk

Cowbridge, CF71 7EE

RETAIL UNIT TO LET COWBRIDGE

468 sq ft
(43.48 sq m)

- Quoting Rent £11,500 pax
- Open Plan Unit
- Staff Amenities at Rear
- Car Parking - 2 Hours Free Opposite
- Delivery Access at the Rear
- Other Uses Considered Subject to Planning

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Summary

Available Size	468 sq ft
Rent	£11,500 per annum
Rates Payable	£3,614.40 per annum 1st April 2026 (Wales Standard Multiplier)
Rateable Value	£7,200
Service Charge	£1,224 per annum
VAT	Applicable. To Rent and Service Charge
Legal Fees	Each party to bear their own costs
EPC Rating	C (53)

Location

The retail unit is located in the town centre of Cowbridge on the scheme of Old Masson's Yard, opposite the town centers main car park which has free parking for 2 hours. The property is situated between a variety of food and beverage operators including 96 Degrees Coffee, Gateway of India and Toscana. Other operators include Kingfisher Gallery and service based providers.

Description

The property comprises an open-plan retail unit with delivery access to the rear. It benefits from prominent frontage onto Willow Walk and includes staff amenities located to the rear of the premises. The unit was most recently occupied as a pick-up and drop-off launderette under Use Class A1.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - SALES	468	43.48
Total	468	43.48

Terms

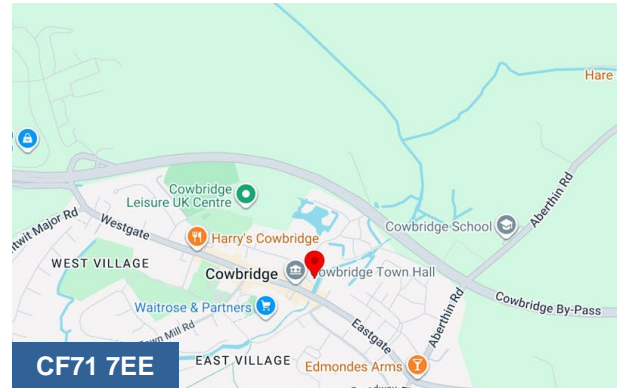
The property is available by way of a new lease, terms to be agreed.

Anti-Money Laundering (AML) Regulations

In accordance with Anti-Money Laundering Regulations the tenant will be required to provide satisfactory proof of identity at the point of agreement of heads of terms.

Viewings

By appointment with sole letting agents Cooke & Arkwright.



Viewing & Further Information



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