emanueljones

For Sale

67 High Street

Cowbridge, Vale of Glamorgan, CF71 7AF

2,629 sq ft (244.24 sq m)

- Self-contained floors
- £595,000 for the freehold interest
- Potential for alternative uses STP

029 2081 1581

www.emanuel-jones.co.uk

Location

Cowbridge is an affluent market town in the Vale of Glamorgan approximately 12 miles west of Cardiff city centre and 6 miles east of Bridgend. The town is accessed via the A48 road and M4 motorway and there are regular bus routes that provide convenient access to major cities.

The town's High Street serves as its primary thoroughfare, boasting an impressive mix of independent and national retailers. Prominent nearby occupiers include Harris & Birt Estate Agents, The Bear Hotel, and The Yard Pizzeria.

Description

The property is a prominent two-storey, mid-terraced retail unit. The self-contained ground floor, previously occupied by an estate agency, features a sales area, ancillary accommodation, a kitchen, and two WCs. The self-contained first floor, formerly used by a furnishings business, includes a sales area, ancillary accommodation, a kitchen, and WC.

The building benefits from mains water, gas and electricity connections.

Accommodation

The property provides the following approximate areas:

Room	Area sq ft	Area sq m
Ground Floor	1,254	116.50
First Floor	1,375	127.74
Total	**2,629**	**244.24**

Use

Ground Floor – A1/2 (estate agents)

First Floor - Presumed A1 (General Retail)

There is potential for alternative uses subject to obtaining the necessary planning consents.

Interested parties should rely on their own enquiries with the local authority.

Purchase Price

Seeking offers in excess of **£595,000** for the freehold interest with full vacant possession.

Business Rates

The property has the following rateable values:

Ground Floor – £10,750

First Floor - £6,200

The 2026/27 UBR is 0.350.

Interested parties are advised to make their own inquires with the local authority.

Epc

The property has an EPC in Band D.

Vat

The property has not been elected for VAT.

Legal Costs

Each party to bear their own legal and professional costs incurred.

Anti Money Laundering

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002, Emanuel Jones may be required to establish the identity and source of funds for all parties to property transactions.

Viewing

Strictly by appointments through sole agents Emanuel Jones:

Contact: Rhys Williams / Carlo Piazza

Email: rhys@emanuel-jones.co.uk
carlo@emanuel-jones.co.uk

Subject to Contract and Availability

Subject to contract & availability: Emanuel Jones for themselves and for the vendors or lessors of this property whose agents they are give notice that: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer of contact. All descriptions, dimensions, reference to condition and nessessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satify themselves by inspection or otherwise as to the correctness of each of them. No reference to any services, fixtures or fittings shall constitute a representation (unless otherwise stated) as to the state or suitability for any intended function. Prospective purchasers or lessees should satisfy themselves as to the fitness of such items for their requirements. No person in the employment of Emanuel Jones has any authority to make or give representation or warrant whatever in relation to this property.

Contact Us:

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