



## Serviced Suites, Beauty Within Medi Spa

10 High Street, Cowbridge, CF71 7AG

£895 Per Month inclusive of rent, rates, building insurance, service charge and utilities

HARRIS & BIRT

Opportunity to let fully serviced office suites with all inclusive rents and flexible terms. Ideally set up for service provider type tenants with customer parking at the rear. However, the Landlord would favour tenants who are not in direct competition with existing occupiers which include GP Surgery, Chiropractor, Podiatrist, Holistic Therapy and Counselling.

#### **Location**

The property is located on the main thoroughfare, in the affluent market town of Cowbridge in the Vale of Glamorgan, which provides a mixture of high-quality boutiques, independent businesses, restaurants and cafes set within attractive, historic surroundings.

Cowbridge lies approximately 8 miles to the east of Bridgend and 12 miles to the west of Cardiff. Excellent road communications are offered by the A48 dual carriageway which lies immediately adjacent to the town. The M4 motorway is a short distance to the north with convenient access at Junction 33 (Cardiff West) 34 (Llantrisant) and 35 (Pencoed).

#### **Description**

The subject suites are situated on the first floor within the Medi Spa and provide fully serviced space which benefits from wood floors, plastered and painted walls and inset spotlights. Furthermore, each suite includes a shower and sink unit along with a treatment bed and in-built storage. Heating is provided via gas radiators. There are communal WC facilities on the first floor.

#### **Accommodation**

From measurements taken on site, we have calculated the following approximate floor areas on a Net Internal Basis:

Suite 4 - First Floor  
127 sq ft (12 sq m)

Suite 5 - First Floor  
154 sq ft (14.4 sq m)

#### **Services**

We understand that the property benefits from mains water, drainage, electricity and gas. However, we have not tested any of the service installations and prospective occupiers must satisfy themselves independently to the state and condition of such items prior to the transaction completing.

#### **Term**

The property is available to let by way of a new licence on flexible terms from 6 months.

#### **Rent**

Suite  
£895 per month

Rent is inclusive of buildings insurance, service charge, business rates and utilities. However, tenants will be responsible for obtaining their own contents insurance. Rent is payable monthly in advance.

#### **Business Rates**

Business rates included within the rent.

#### **VAT**

We understand that VAT is not applicable.

#### **Plans, Areas & Schedules**

Any plans within these particulars are published for illustration purposes only and are not to scale.

#### **Anti Money Laundering**

As part of our obligations under the UK Money Laundering Regulations 2017, Harris & Birt will require any purchaser or tenant to provide proof of identity along with any other supporting documents requested.

#### **Arrange a Viewing**

Strictly by appointment only with the sole agents Harris & Birt. Please contact our office on 01446 771777 or email [commercial@harrisbirt.co.uk](mailto:commercial@harrisbirt.co.uk), to arrange a viewing appointment.

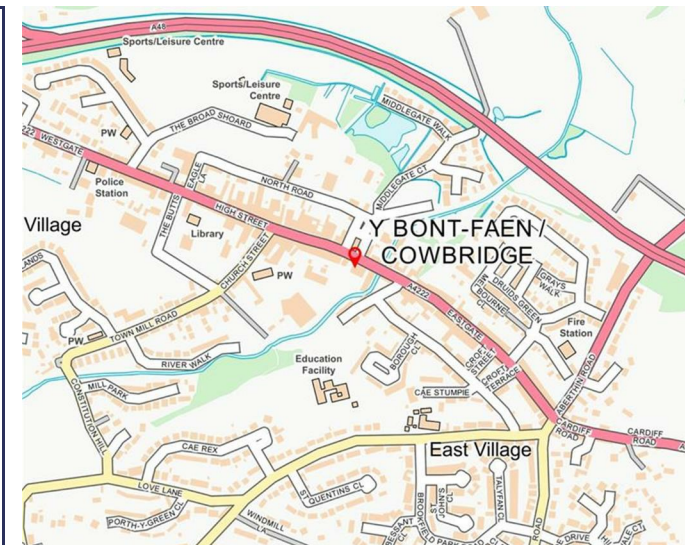
Contact: Daniel Jones BSc (Hons) MRICS or Brooke Annandale BSc (Hons) in the Commercial Team.

#### **All Enquiries**

Harris & Birt Chartered Surveyors  
65 High Street  
Cowbridge  
Vale of Glamorgan  
CF71 7AF

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# HARRIS & BIRT

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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

