

**TO LET**  
(By Informal Tender)  
**Offices 4 Old Hall, High Street, Cowbridge**

**Description**

First floor offices in a quiet location with access off High Street. The premises consist of two offices with separate access. Each office consists of a ground floor access with the first floor accommodation consisting of two offices, a kitchen area and a bathroom or WC.

**Floor Space (NIA)**

Office 1	16.67 sq metres (179.43 sq ft) in total (approx)
Office 2	17.20 sq metres (185.13 sq ft) in total (approx)
Kitchen	4.16 sq metres (44.77 sq ft) in total (approx)
WC & hand wash basin	(not measured)

**Terms**

The lease is to be let on a 3 year lease. To be contracted out of the Landlord and Tenant Act 1954.

**Rent**

Offers are invited.

**Payment dates**

Rent to be paid in the usual quarter days, in advance, exclusive of rates and VAT (if applicable).

**Rent Review**

The rent will be fixed for the term of the lease.

**Business Rates**

The tenant is liable for Business Rates. All enquiries should be directed to the Council's Non Domestic Rates Section on Tel: 01446 709 299

**Repairs**

The tenant will be responsible for internal repairs and decoration only. The property is let in its existing condition subject to the tenant replacing windows in lieu of a rent free period to be agreed and it will be the tenants' responsibility to put, and thereafter keep the premises in good condition and repair. The council will be responsible for all external repairs.

**Insurance**

The tenant will be responsible for payment of the buildings insurance premium, the property to be insured by the Council.

The Tenant will ensure that it obtains Public Indemnity Insurance to the value of £5 million per claim (except in the case of death or personal injury where there shall be no limit).

**Outgoings**

The tenant will be responsible for all other rates, taxes and outgoing.

### **Assignment**

The tenant will not be allowed to assign the lease without the previous written consent of the Landlord, which consent not to be unreasonably withheld.

### **Alterations**

No alterations will be allowed without the previous written consent of the Landlord, which consent not to be unreasonably withheld.

### **Services**

The property has mains water, drainage and electricity.

### **Permitted Use**

Use Class B1

### **Consents**

It will be the tenants' responsibility to ensure all consents are obtained and regulations observed which are currently in force or which may come into force during the term of the lease which affects the tenant's use of the property.

### **Other**

The lease shall contain any terms and conditions as the Councils solicitors consider necessary.

### **Costs**

The tenant will be reasonable for the Councils surveyor's fees and reasonable legal costs for the completion of this agreement.

### **Viewing**

Viewing is by appointment only.

For further details contact:

Siân Cornwell-Shaw  
Estates Department,  
Vale of Glamorgan Council,  
Civic Offices,  
Holton Road,  
Barry. CF64 4RU

Tel: 01446 709 756

Email: [scornwell-shaw@valeofglamorgan.gov.uk](mailto:scornwell-shaw@valeofglamorgan.gov.uk)

All persons inspecting the property do so entirely at their own risk and the Vale of Glamorgan Council will accept no liability for loss or injury however caused.

### **Misrepresentation Act**

The property is offered subject to contract, and on a without prejudice basis.

The Council reserves the right to refuse any offer made, and is not bound to accept the highest offer, or any offer for the property.

Whilst every effort is made to ensure that these particulars are correct, the Council cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Any interested party must satisfy themselves as to the accuracy of these details. The particulars are set out as a general guide only and do not form any part of an offer or contract.