

# TO LET

By Informal Tender



## Office 4 Old Hall, High Street, Cowbridge

<b>Description</b>	First floor offices in a quiet location with access off High Street. The premises consist of a ground floor access with the first floor accommodation consisting of two offices, a kitchen area and WC.
<b>Floor Space</b>	
Room 1	17.17 sqm (approx.)
Room 2	18.48 sqm (approx.)
Kitchen	4.14 sqm (approx.)
Toilet	
<b>Terms</b>	The lease shall be for a term of 3 years.
<b>Rent</b>	Offers over £4,000 p.a. are invited to be tendered for the leasehold interest.

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<b>Payment dates</b>	Rent to be paid on the usual quarter days, in advance, exclusive of rates and VAT (if applicable).
<b>Business Rates</b>	The Tenant will be responsible for Business Rates. All enquiries should be directed to the Council's Non Domestic Rates Section on 01446 709317.
<b>Repairs</b>	The Tenant will be responsible for internal repairs and decoration only. The property is let in its existing condition, and it will be the tenant's responsibility to put the internal element in good repair and thereafter keep in good and substantial repair. The Council will be responsible for all external repairs.
<b>Insurance</b>	The Tenant will ensure that it obtains Public Indemnity Insurance to the value of £5,000,000 (Five Million Pounds) per claim or to a level as required by the Council. The tenant will also be responsible for contents insurance. The Landlord will insure the building and recharge the Tenant.
<b>Outgoings</b>	The Tenant will be responsible for all other rates, taxes, and outgoing.
<b>Alienation</b>	The Tenant will not be able to assign or sublet part of the premises. The Tenant will not be able to assign or sublet in whole, without the consent of the landlord, such consent not to be unreasonably withheld.
<b>Alterations</b>	No alterations will be permitted without the previous written consent of the Landlord, consent not to be unreasonably withheld. No structural alterations will be permitted.
<b>Services</b>	The property benefits from mains water, drainage, and electricity.
<b>Permitted use Consents</b>	The property has a current Use Class of B1. It will be the Tenant's 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 affect the Tenant's use of the property.
<b>EPC</b>	The EPC rating for this building is D97. A copy of the certificate is available on request.

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**Costs** The Tenant will be responsible for the Council's surveyor's fees and reasonable legal costs for the completion of this agreement.

**Viewing** Viewing by appointment only.

For further details contact: Angela Bailey  
Estates Section,  
Vale of Glamorgan Council,  
Civic Offices, Holton Road  
Barry, CF63 4RU.  
Tel: 01446 709756  
Email: [strategicpropertyonevale@valeofglamorgan.gov.uk](mailto:strategicpropertyonevale@valeofglamorgan.gov.uk)

## 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.



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## Energy Performance Certificate

Non-Domestic Building



OFFICE 4  
Old Hall  
High Street  
COWBRIDGE  
CF71 7AH

Certificate Reference Number:  
0331-0438-6099-2606-9006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions



◀ 97 This is how energy efficient the building is.

Less energy efficient

### Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	52
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	63.13
Primary energy use (kWh/m <sup>2</sup> per year):	365.08

### Benchmarks

Buildings similar to this one could have ratings as follows:

19 If newly built

63 If typical of the existing stock