



# Palmersvale Business Centre

Palmerston Road, Barry, CF63 2XA

£1,395,000 plus VAT

HARRIS & BIRT

Opportunity to acquire an industrial investment producing a total Income of £109,715.23 per annum from April 2026 which reflects a Gross Initial Yield (GIY) of circa 7.9%. The site itself equates to circa 1.22 acres (0.49 Ha) and includes the main estate roadway as per the enclosed plan.



## Location

Palmersvale Business Centre is located in Barry, approximately 8 miles west of Cardiff. The site is accessed from Palmerston Road and benefits from excellent transport links via the B4267 and A4055. Junction 33 of the M4 motorway is easily reached via the A4050 and the A4231 dual carriageway, providing convenient connectivity to the wider South Wales region.

## Description

Palmersvale Business Centre comprises 3 No terraces of industrial / hybrid units approximately built in 1990, associated parking and the main access roadway into the site. Block 2 comprises 2 No industrial units, Block 3 comprises 6 No industrial units and Block 4 comprises 1 No industrial unit. Units 4A-C have been sold off on a 999-year FRI long leasehold basis and equate to an additional 3,600 sq ft (334 sq m). The leaseholders are responsible for a peppercorn rent and service charge as per the enclosed tenancy schedule. Unit 4D remains part of the Freehold title.

## Accommodation

From measurements taken onsite, we have calculated the following Gross Internal Areas:-

Block 2  
2A-2D - 4,800 sq ft (445.93 sq m)

Block 3  
3A - 3F - 7,200 sq ft (668.90 sq m)

Block 4  
4D - 1,200 sq ft (111.48 sq m)

Total Gross Internal Area circa 13,200 sq ft (1,226.32 sq m).

Units 4A-4C are subject to 999 Year Leases on a FRI basis, responsible for peppercorn rent and service charge.

Total site area is approximately 1.22 acres (0.49Ha) which includes the main estate roadway as per the enclosed plan.

## Services

The site benefits from mains electric, gas, water and drainage. We have not tested any of the service installations and prospective occupiers must satisfy themselves as to the state and condition of such items prior to completion.

## Tenure

Freehold Title No WA890839 subject to the existing leases as per the enclosed tenancy schedule.

## Price

£1,395,000 plus VAT.

However, should the property be sold via a Transfer of a Going Concern (TOGC) VAT will not be applicable.

## Tenancy Schedule

Please refer to the enclosed tenancy schedule for full details. Copies of leases are available on request.

## Service Charge

There is an annual fixed service charge levied for the upkeep of the common parts. Please refer to enclosed tenancy schedule for full details.

## Planning

All prospective purchasers to make their own enquiries with the Local Authority in relation to planning. We understand that the current uses are longstanding and in compliance with planning policy.

## Business Rates

We have made online enquiries of the Valuation Office and refer to the individual RV's within the enclosed tenancy schedule. However, we advise all interested parties should make their own enquiries with the Valuation Office Agency and Local Authority in this regard.

## Energy Performance Certificate

Copies of the Energy Performance Certificates are available on request. Please refer to the tenancy schedule for the individual EPC ratings.

## VAT

All figures quoted are exclusive of Value Added Tax (VAT). Any interested party should satisfy themselves as to the incidence of VAT in respect of any transaction. However, in this instance we understand that VAT is payable. Should the property be sold via a Transfer of a Going Concern (TOGC) VAT will not be applicable.

## Legal Costs

Each party are to be responsible for their own legal costs occurred in this matter.

## Plans, Areas & Schedules

Any plans have been prepared to the foremost accuracy based on Land Registry plans and are for illustrative purposes only. The accuracy of such plans are not guaranteed.

## 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 documentation requested.

## Arrange A Viewing

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

Contact: Daniel Jones MSc BSc (Hons) MRICS or Brooke Annandale BSc (Hons) in the Land & Commercial team.  
[Commercial@harrisbirt.co.uk](mailto:Commercial@harrisbirt.co.uk) / 02920614411

## All Enquiries

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

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Tenancy Schedule								
Unit No	Rent (pa)	Lease Commencement	Lease Expiry	Tenant	Break Clause	Fixed Rent Review	Service Charge (pa)	Rent Deposit
2A & B	£20,000	01.04.2026	31.03.2032	South Wales Stairlifts Ltd	31.03.2029	01.04.2029 / £23,000	01.04.2029 £1,000 to £1,200	£2,400
2C & D	£20,550	01.07.2025	30.06.2031	Cardio Core Fitness Ltd and Mrs Sarah Wells	30.06.2028	01.07.2028/ £23,600	01.07.2028 £1,000 to £1,200	£1,500
3A	£9,000	12.11.2020	31.12.2026	Cardiff and Vale Glazing Ltd & Composite Doors Ltd & Mr Robert Renee	Breaks not exercised	N/A	£500	£2,000
3B	£10,275	01.10.2025	30.09.2031	First Choice Commissioning Ltd	30.09.2027 & 30.09.2029	01.10.2028/£11,800	01.10.2028 £500 to £600	£1,300
3C	£10,000	01.01.2023	31.12.2028	Mr Tom Jenkins & Mr Jonathan Jenkins	Break not exercised	N/A	£500	£3,000
3D	£10,275	01.06.2025	31.05.2031	GDT Envirocare Ltd & Mr Gareth Thorning	31.05.2028	01.06.2028/£11,800	01.06.2028 £500 to £600	£2,800
3E	£9,500	01.10.2021	30.09.2027	VFM Trade Meat Warehouse Ltd & Mr Simon Nash	Break not exercised	N/A	£500	£2,500
3F	£9,500	01.02.2022	31.01.2028	VFM Trade Meat Warehouse Ltd & Mr Simon Nash	Break not exercised	N/A	£500	£2,500
4A & B	Peppercorn	23.02.1998	22.02.2997	Pinit Building & Structural Repairers Ltd	N/A	N/A	01.01.2022 £1,200/RPI linked 5 yearly	N/A
4C	Peppercorn	13.05.1996	12.05.2995	Corona Lighting Ltd	N/A	N/A	01.01.2022 £600/RPI linked 5 yearly	N/A
4D	£9,000	01.05.2020	30.04.2026	A & L H Environmental Services Ltd & Mr Alun Haines	Break not exercised	N/A	£400	£1,200
15	£1,115.23	N/A	N/A	Mr Anthony Hawkins	N/A	Annual RPI Linked RR	N/A	N/A
Associated Parking Space	£500	N/A	N/A	Tyresave Ltd	N/A	N/A	N/A	N/A
<b>Total</b>	<b>£109,715.23</b>						<b>£7,200</b>	<b>£19,200</b>

**Comments**

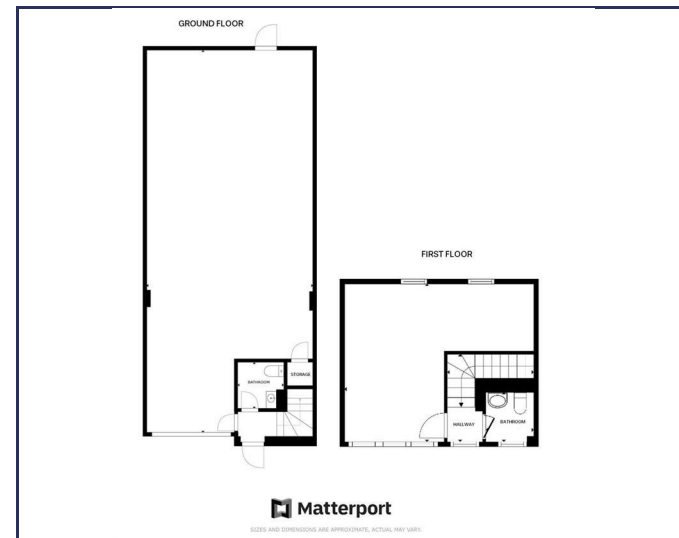
The total income from April 2026 equates to £109,715.23 per annum which includes Unit 15 & associated parking as per the schedule. This reflects a Gross Initial Yield (GIY) of 7.9%.

South Wales Stairlifts Ltd, Cardio Core Fitness Ltd and First Choice Commissioning Ltd are longstanding tenants and have been in occupation since 2013. A & L H Environmental Services Ltd have been in occupation since 2014. FM Trade Meat Warehouse Ltd have been tenants on the site since 2009 re-locating from another unit.

The site benefits from long term tenants and is currently fully let.

Unit No	EPC
2A & B	D (83)
2C & D	B (47)
3A	D (98)
3B	D (96)
3C	D (96)
3D	D (96)
3E	D (96)
3F	D (96)
4D	D (96)

Unit No	Rateable Value (2023 List)	Rateable Value (2026 List)
2A & B	£13,250	£14,000
2C & D	GF £7,400 FF £4,950	GF £8,300 FF £5,500
3A	£6,900	£7,700
3B	£6,900	£7,700
3C	£6,900	£7,700
3D	£6,800	£7,500
3E	£6,900	£7,700
3F	£6,900	£7,700
4D	£7,100	£7,900



# HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge

Cardiff

65 High Street, Cowbridge, CF71 7AF

359 Caerphilly Road, Cardiff, CF14 4QF

01446 771777 cowbridge@harrisbirt.co.uk

02920 614411 cardiff@harrisbirt.co.uk

[harrisbirt.co.uk](http://harrisbirt.co.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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