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CARDIFF

VALE

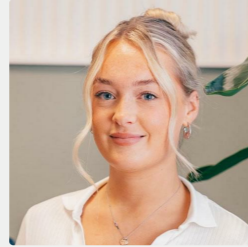
CAERPHILLY

BRISTOL

*Broad Street*

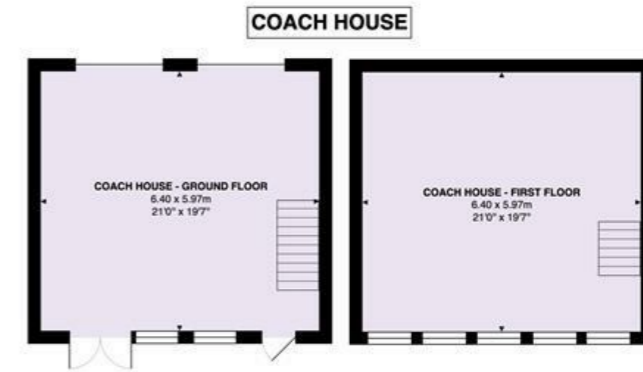


Comments by Miss Georgia Farr



**Property Specialist**  
**Miss Georgia Farr**  
 Sales Negotiator

[georgia@jeffreycrossandknights.co.uk](mailto:georgia@jeffreycrossandknights.co.uk)



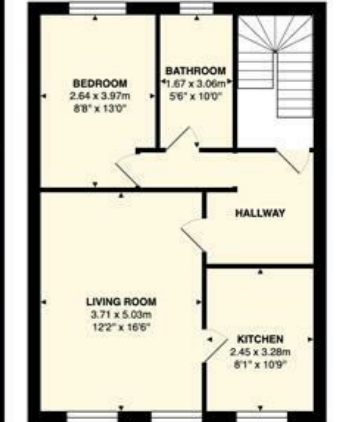
**FLAT ONE - GROUND FLOOR**



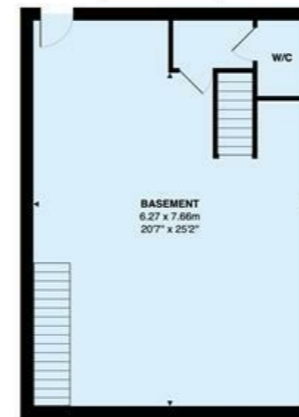
**FLAT TWO - FIRST FLOOR**



**FLAT THREE - SECOND FLOOR**



**BASEMENT**

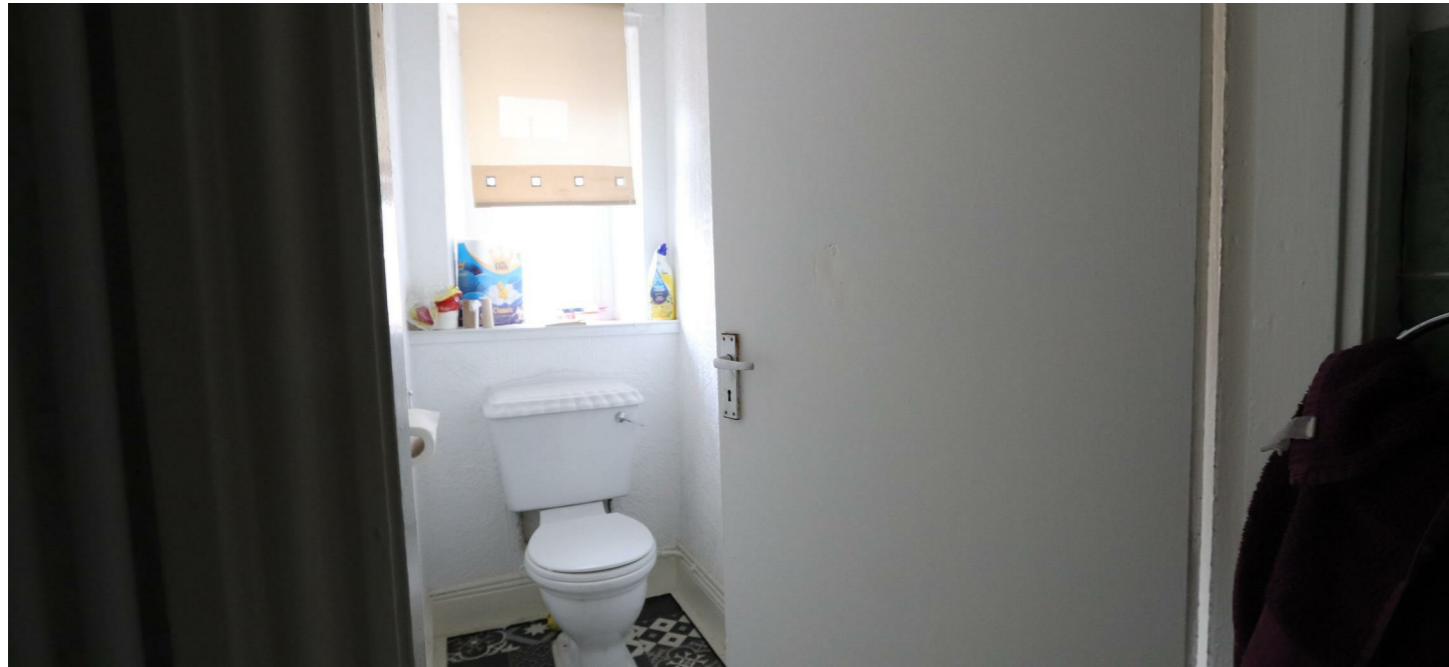


Comments by the Homeowner

**Broad Street, Barry, CF62 7AB**

Total Area: 381.8 m<sup>2</sup> ... 4109 ft<sup>2</sup>




All measurements are approximate and for display purposes only

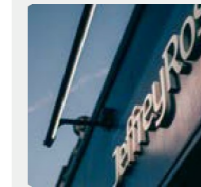


# Broad Street

, Barry, CF62 7AB

£290,000

 0 Bedroom(s)  0 Bathroom(s)  0.00 sq ft



Contact our  
**Knights Barry Branch**

01446 700222

Spacious Four Storey mixed-use investment property with 3 flats, detached coach house and basement located in this popular area of Barry with informed rents totaling £1875pcm (£22,500pa) representing an initial net yield of 7.7% with scope for further income streams with a vacant basement and coachhouse which could be used for a variety of uses and improved rents upon review.

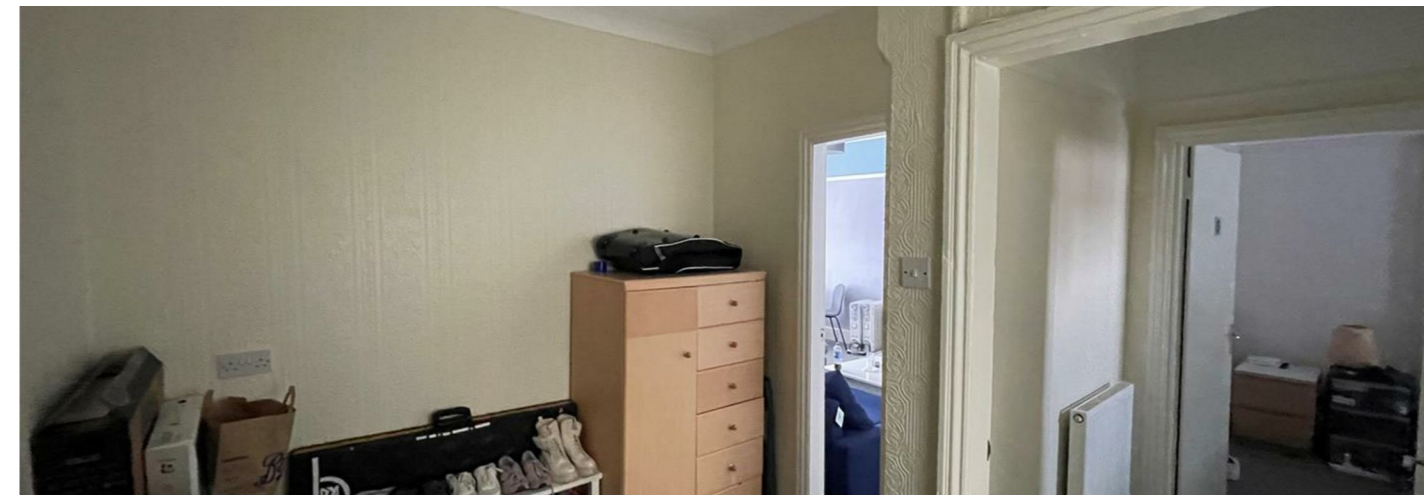
Located in the charming town of Barry, this four-storey commercial property presents a lucrative investment opportunity not to be overlooked. With a spacious layout comprising 3 occupied flats, a detached coach house and a vacant basement this versatile space is ideal for a range of business opportunities. There is also a commercial unit currently being used as a takeaway located to the front on the ground floor which currently occupies a long lease (150yrs commenced 20/04/2016) - no rental income.

The property features a small courtyard to the rear providing additional outdoor space leading to the detached coach house.

Barry itself offers a bustling community with plenty of nearby points of interest, including local shops, restaurants, and amenities. Additionally, the town boasts excellent transport links, making it easily accessible to neighboring areas and within a short distance to Cardiff.

Tenure  
Informed Freehold – please refer to legal pack for verification of tenure

Viewing  
Viewing by appointment



COMMUNAL HALLWAY 23'05" x 2'11" (7.14m x 0.89m)

FLAT ONE - GROUND FLOOR

LIVING ROOM 13'02" x 8'07" (6'04") (4.01m x 2.62m (1.93m))

KITCHEN 16'11" x 4'05" (5.16m x 1.35m )

BEDROOM 11'03" x 10'05" (3.43m x 3.18m)

BATHROOM 9'10" x 5'08" (3.00m x 1.73m)

FLAT TWO

LIVING ROOM 14'02" x 12'04" (4.32m x 3.76m)

KITCHEN 12'08" x 10'02" (3.86m x 3.10m )

BATHROOM 5'06" x 5'05" (1.68m x 1.65m )

W/C 6'08" x 2'11" (2.03m x 0.89m)

BEDROOM ONE 16'05" x 10'03" (5.00m x 3.12m)

BEDROOM TWO 18'05" x 9'11" (5.61m x 3.02m )

FLAT THREE

HALLWAY 9'11" x 8'03" (3.02m x 2.51m)

LIVING ROOM 16'06" x 12'02" (5.03m x 3.71m )

KITCHEN 10'09" x 8'02" (3.28m x 2.49m )

INNER HALLWAY 5'11" (1.80m)

BEDROOM 12'06" x 8'08" (3.81m x 2.64m )

BATHROOM 8'10" x 5'05" (2.69m x 1.65m )

BASEMENT

MAIN FLOOR 28'06" x 20'04" (8.69m x 6.20m)

W/C 5'08" x 4'0" (1.73m x 1.22m )

COACH HOUSE 21'0" x 19'07" (6.40m x 5.97m )

CARDIFF

VALE

CAERPHILLY

BRISTOL





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		1	1
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

