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CARDIFF

VALE

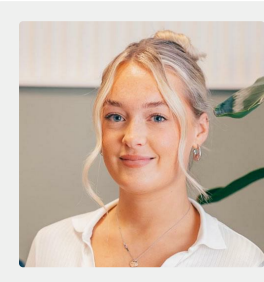
CAERPHILLY

BRISTOL





Comments by Miss Georgia Farr



Property Specialist
Miss Georgia Farr
Sales Negotiator

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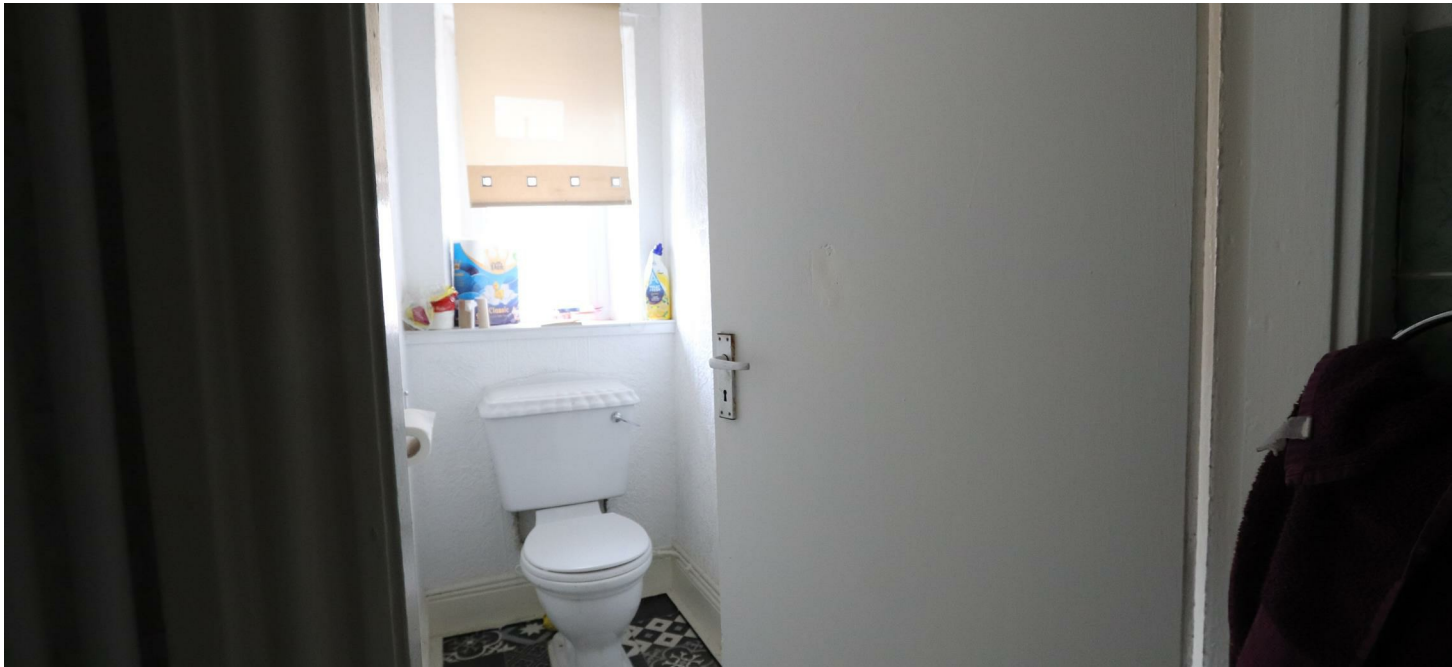
Comments by the Homeowner



Broad Street, Barry, CF62 7AB

Total Area: 381.8 m² ... 4109 ft²

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)	W/C 6'08" x 2'11" (2.03m x 0.89m)	BASEMENT
	BEDROOM ONE 16'05" x 10'03" (5.00m x 3.12m)	MAIN FLOOR 28'06" x 20'04" (8.69m x 6.20m)
FLAT ONE - GROUND FLOOR		
LIVING ROOM 13'02" x 8'07" (6'04") (4.01m x 2.62m (1.93m))	BEDROOM TWO 18'05" x 9'11" (5.61m x 3.02m)	W/C 5'08" x 4'0" (1.73m x 1.22m)
KITCHEN 16'11" x 4'05" (5.16m x 1.35m)	FLAT THREE	COACH HOUSE 21'0" x 19'07" (6.40m x 5.97m)
BEDROOM 11'03" x 10'05" (3.43m x 3.18m)	HALLWAY 9'11" x 8'03" (3.02m x 2.51m)	
BATHROOM 9'10" x 5'08" (3.00m x 1.73m)	LIVING ROOM 16'06" x 12'02" (5.03m x 3.71m)	
FLAT TWO	KITCHEN 10'09" x 8'02" (3.28m x 2.49m)	
LIVING ROOM 14'02" x 12'04" (4.32m x 3.76m)	INNER HALLWAY 5'11" (1.80m)	
KITCHEN 12'08" x 10'02" (3.86m x 3.10m)	BEDROOM 12'06" x 8'08" (3.81m x 2.64m)	
BATHROOM 5'06" x 5'05" (1.68m x 1.65m)	BATHROOM 8'10" x 5'05" (2.69m x 1.65m)	





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		
England & Wales		
EU Directive 2002/91/EC		

