

TY'R GYFRAITH, THOMPSON STREET

BARRY, CF63 4JL



SHOP TO LET
5,941 SQ FT (GIA)



The premises (highlighted in red above) is prominently positioned on the corner of Greenwood Street and Thompson Street, with a public pay and display car park being immediately opposite. Other occupiers within the immediate vicinity include Home Bargains (a little further down Thompson Street), Wilko, Tesco Express, a mix of local retailers with Barry Leisure Centre and the Vale of Glamorgan County Council civic offices nearby.

DESCRIPTION

The premises provides a Gross Internal Area of 5,941 sq ft with a small ancillary area on the lower ground floor that accommodates the plant room.

TERMS

Our client owns a 299 year long leasehold interest on the premises.
The unit is available on the basis of a new sublease for a term to be agreed on FRI basis via a service charge.
Quoting Price on application.

ACCOMMODATION

GIA - 5,941 sq ft

PLANNING

The premises currently benefits from A1 usage.

RATEABLE VALUE

The 2017 Rateable Value for the premises is:

Rateable value	£53,500
Rates payable	£26,697

Interested parties are encouraged to make their own enquiries with the Local Rating Authority.

EPC

C - 69

VAT

The premises is elected for VAT and therefore VAT is payable to the rent.

LEGAL COSTS

Each party to be responsible for their own costs incurred in this transaction.



VIEWING

To be arranged via sole letting agents:-
Ben Davies ben.davies@coark.com 029 2034 6311

REF: IN/100602 – JULY 2019

Huw Thomas huw.thomas@coark.com 029 2034 6312

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