

106 BROAD STREET

BARRY.

CF62 7AJ

RENT

£5,400 PAX







FIRST FLOOR OFFICE TO LET

- PROMINENT POSITION ON BROAD STREET, A MIAN ARTERIAL ROUTE THROUGH BARRY.
- ALL INCLUSIVE RENT
- AVAILABLE FROM 1ST DECEMBER 2025

This end terraced property offers a well presented first-floor office accessible via the ground floor side elevation.

The accommodation comprises of strip lighting and carpet flooring.

All-inclusive rent.

TENURE: LEASEHOLD

ENERGY EFFICIENCY RATING: D:93

FLOOR AREA APPROX: 19.79 SQ.M (213 SQ.FT)

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

Barry is a seaside town overlooking the Severn estuary within the Vale of Glamorgan.

The subject property is situated to a prominent position on Broad Street, within the retail/commercial centre of Barry. Broad Street (A4055) is one of the main arterial routes through Barry. Barry Railway Station is within close distance and provides direct access to Barry Island.

ACCOMMODATION

The accommodation briefly comprises:

First Floor

Office 12.24 sq.m (132 sq.ft)
Office 2/Storage 7.55 sq.m (81 sq.ft)

Net Internal Area 19.79 sq.m (213 sq.ft)

TENURE/TERMS

The accommodation is available on an Internal Repairing and Insuring basis for a flexible term of years to be negotiated.



SERVICE CHARGES

A service charge is to be levied with respect to common expenditure. Further information can be made available upon request.

RATEABLE VALUE

It is advised that interested parties make their own enquiries with the Commercial Rates Department on 029 20 871491/2.

ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of:

Energy Efficiency Rating D:93

Copy certificate available on request.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

VAT

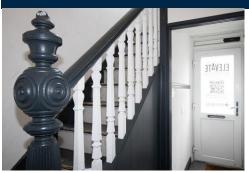
In accordance with the Finance Acts of 1989 and 1997, VAT may be applicable to the rental amount. Prospective tenants are advised to determine the VAT implications prior to entering into any agreement.

AML (ANIT-MONEY LAUNDERING)

The successful tenant will be required to provide the necessary information to comply with Anti-Money Laundering (AML) regulations.

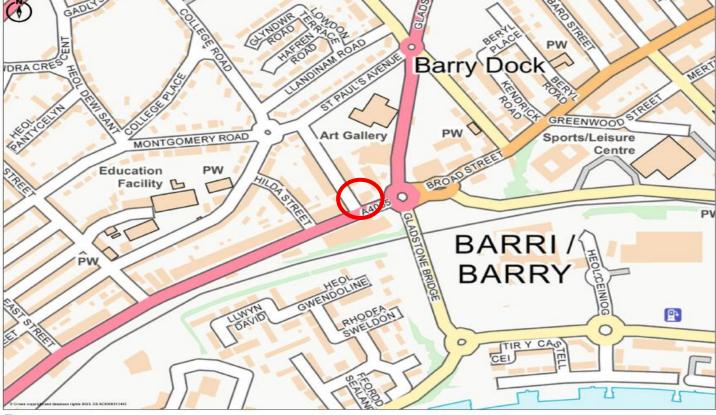


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Plotted Scale - 1:5000. Paper Size – A4

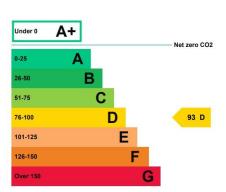








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