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CARDIFF VALE CAERPHILLY BRISTOL





A fantastic investment opportunity in a popular Barry location, offering three established rental units together with a detached coach house and vacant basement providing excellent potential for additional income.

Comments by Miss Georgia Farr



Property Specialist

Miss Georgia Farr

Sales Negotiator

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We have decided to sell the property as we feel now is the right time to move on from the investment. It has provided a good rental income, with further potential to increase the income from the additional space.

Comments by the Homeowner



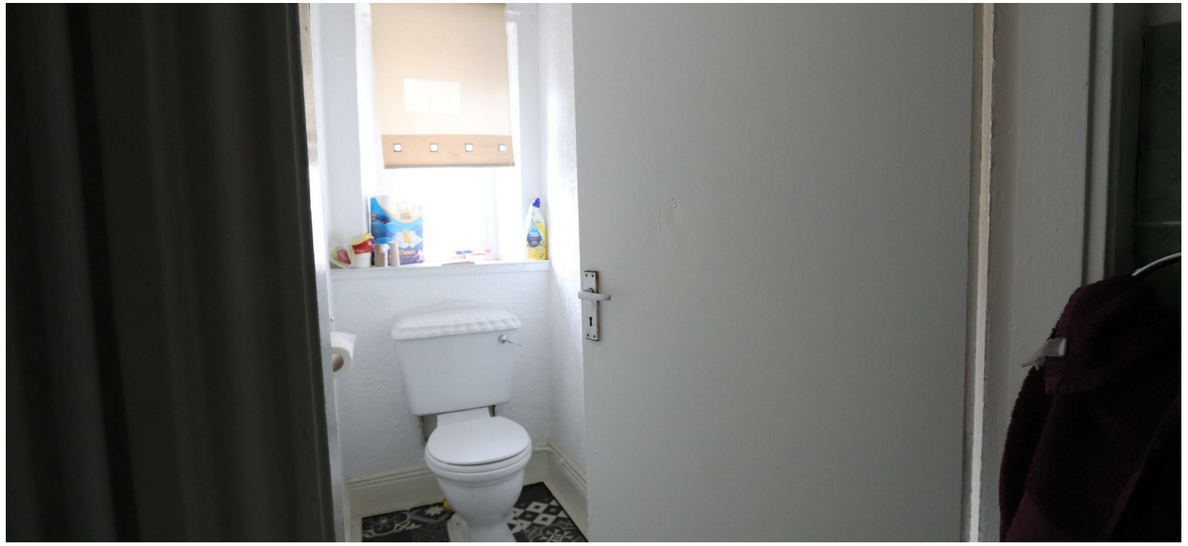


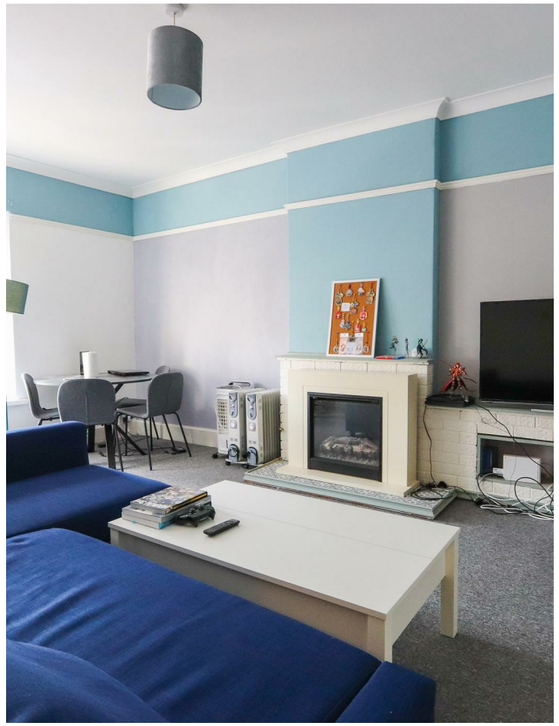
Broad Street, Barry, CF62 7AB

Total Area: 381.8 m² ... 4109 ft²

All measurements are approximate and for display purposes only









Broad Street

, Barry, CF62 7AB

£275,000

0 Bedroom(s) | 0 Bathroom(s) | 1506.95 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)

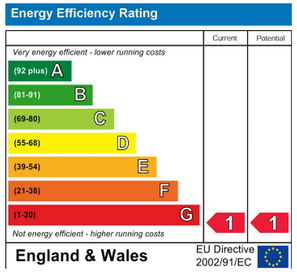
COACH HOUSE 21'0" x 19'07" (6.40m x 5.97m)










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



