

Commercial

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herbert r thomas

To Let

21 Thompson Street
Barry, CF63 4JL

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INDOOR ROWING CENTRE
1st FLOOR

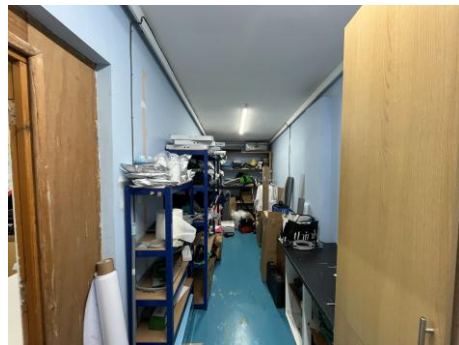
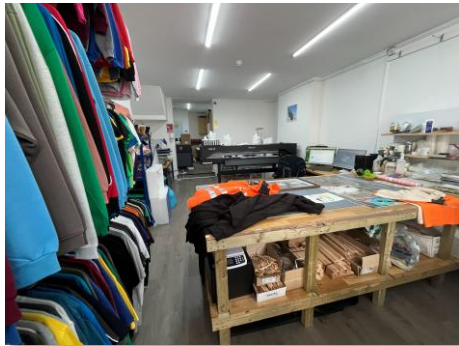
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Panasonic SAMSUNG

21 Thompson Street, Barry,
CF63 4JL

Available to rent £13,500 per annum



Location

For Sat Nav users: Postcode CF63 4LJ

Barry is a coastal town in the Vale of Glamorgan. It lies approximately 9 miles to the south-west of Cardiff, 17 miles southeast of Bridgend, and 38 miles southeast of Swansea.

The property is located on Thompson Street, adjacent to Holton Road, which forms the principal retail and commercial thoroughfare within Barry town centre and serves as the primary shopping destination for the local population. The immediate area comprises a mix of national retailers, independent businesses, and a range of service providers.

Description

21 Thompson Street is a traditional mid-terraced property fronting Thomspson Road. The available demise comprises a lock-up ground-floor retail unit, together with separate storage and kitchen facilities. Separate access is provided via an independent entrance leading to the first and second floors.

Accommodation

	sq.m	sq.ft
Ground Floor Retail	74.97	807
First Floor	63.70	686
Second Floor	36.01	388
Total NIA	174.68	1,880

Please note all measurements are approximate and have been undertaken on a Net Internal Area (NIA) basis.

Tenure/Terms

The property is available to let on a new 3 or 5-year full repairing and insuring lease at a rent of £13,500 pa.

VAT

All figures are quoted exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Anti-Money Laundering (AML) Regulations

The successful lessee will be required to provide relevant Information to satisfy the agents AML statutory requirements when Heads of Terms are agreed.

Rateable Value & Council Tax

The Rateable Value is £7,500 for the ground floor, £4,600 for the first floor and £3,600 for the second floor.

Interested parties are advised to make their own enquiries with the Vale Council in order to verify.

EPC

The EPC rating is D.

The Energy Performance Certificate is available upon request.

Viewing Arrangements

Strictly by appointment only through the sole selling agents.

NB: In accordance with the Estate Agents Act 1979, please note Director of H R Thomas Limited is a connected party with a beneficial interest in this property.

Contact: Edward Williams
Tel: 07860 643921
Email: edwardwilliams@hrt.uk.com

Viewing strictly by appointment
through Herbert R Thomas

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Commercial

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herbert r thomas

11-12 Jellicoe Court, Atlantic Wharf,
Cardiff, CF10 4AJ
02922 671555
sales@hrt.uk.com

hrt Est. 1926 

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.