



SITUATION

Located close to the junction with Tynwydd Road, occupying an excellent trading position in the heart of the town's main pedestrianised retail thoroughfare, opposite Kings Square, adjacent to **WHSmith** and **Carphone Warehouse**, and amongst such other multiples as **Holland & Barrett**, **NatWest**, **Peacocks**, **Boots** and many more.

Barry is a busy town and Seaside Resort on the north coast of the Bristol Channel approx. 7 miles south-west of Cardiff enjoying good road links via A4232 to the M4 (Junction 33).

PROPERTY

A mid terrace building comprising a mainly open plan **Ground Floor Shop** with internal access to **Ancillary/Store** at first floor level. In addition, the property benefits from rear access via a service road to the rear.

VAT is NOT applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	24'10"
Internal Width	21'1"
narrowing at rear to	15'6"
Shop Depth	56'1"
Built Depth	79'1"
Sales/Store Area	Approx. 1,240 sq ft

First Floor Ancillary

Area	Approx. 1,100 sq ft
2WCs	

Total Area

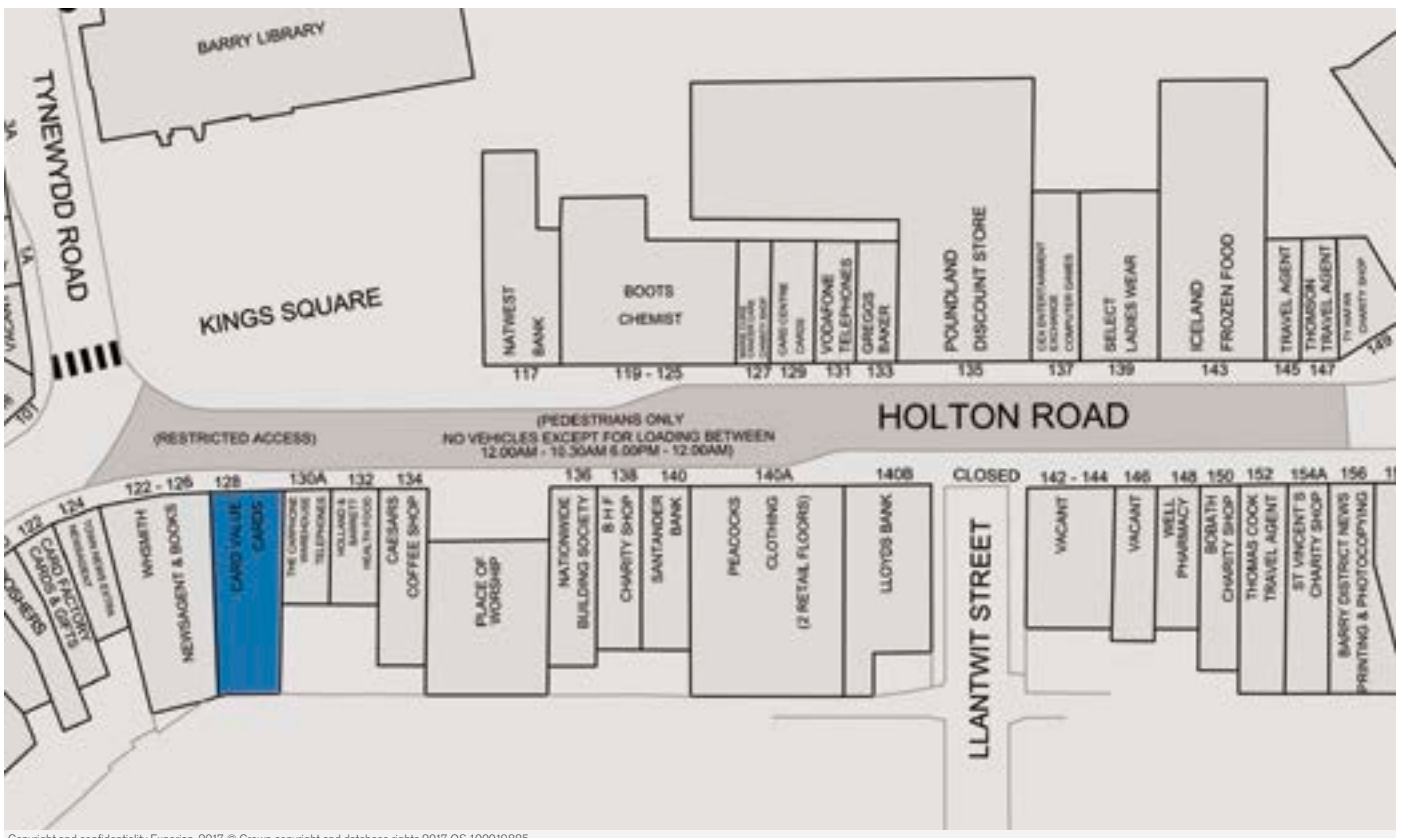
Approx. 2,340 sq ft

TENANCY

The entire property is let on a full repairing and insuring lease to **Six TCS Barry LLP t/a Card Value** for a term of years from 24th July 2013 to and including 12th November 2014. The tenant has been holding over since 13th November 2014 at a current rent of **£30,000 per annum** exclusive.

***Reserve below £150,000**

Gross Yield 20%
6 week completion



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Joint Auctioneers

Boddy & Edwards
Tel: 01483 322 500 Ref: Barry Munday
Email: barry@boddyandedwards.co.uk

Vendor's Solicitors

Battens Solicitors
Tel: 01935 846 121 Ref: Robert Wright
Email: robert.wright@battens.co.uk

£30,000 per annum

The Surveyors dealing with this property are
Steven Grossman and Jonathan Ross

For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders' page**