



SITUATION

Located close to the junction with Tynwydd Road, occupying an excellent trading position in the heart of the town's main retail thoroughfare, amongst such multiples as **Shoe Zone, Card Factory, Lloyds Pharmacy, Dorothy Perkins, Halifax, Sports Direct, The Works, HSBC, Superdrug** and many more.

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

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with **Basement** and separate rear access to a **Self-Contained Flat** on the first, second and third floors.

There is a rear service road allowing vehicular access for unloading and off-street parking for at least 2 cars.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop with Basement & 1 Parking Space	Ground Floor Shop Gross Frontage 18'6" Internal Width 17'8" Shop Depth 28'9" Built Depth 66'9" WC Basement Area Approx. 610 sq ft Plus 1 Parking Space	Cats Protection Trustee Limited (The Corporate Trustee of the charity Cats Protection – established 1927) (Charity Shop having over 250 branches – visit www.cats.org.uk)	10 years from 11th December 2015	£15,750	FRI Rent Review & Tenant's Break 2020
1 Parking Space		Mr James	1 year from 1st April 2017	£250	Rent paid in advance.
First Second & Third Floor Flat	Not inspected	Individual	125 years from 1st January 2001	£100	FRI Rent rises to £200 in 2026 and £400 in 2051.
TOTAL				£16,100	

£16,100 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **ELLIOTT GREENE**

* Refer to Point 9 in the 'Notice to all Bidders' page

