

FOR SALE



Broad Street

Barry, CF62 7AB

BARRY

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£280,000

1,507 SQ FT

FOUR-STOREY MIXED-USE INVESTMENT PROPERTY

3 OCCUPIED FLATS GENERATING £1,875 PCM (£22,500 PA) IN TOTAL

INITIAL NET YIELD OF 7.7%

DETACHED COACH HOUSE WITH POTENTIAL FOR ADDITIONAL
INCOME/USE

SMALL REAR COURTYARD LEADING TO THE DETACHED COACH HOUSE



THE PROPERTY

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

INSIDE



ACCOMMODATION

COMMUNAL HALLWAY

7.14m x 0.89m

LIVING ROOM

4.01m x 2.62m (1.93m)

KITCHEN

5.16m x 1.35m

BEDROOM

3.43m x 3.18m

BATHROOM

3.00m x 1.73m

LIVING ROOM

4.32m x 3.76m

KITCHEN

3.86m x 3.10m

BATHROOM

1.68m x 1.65m

W/C

2.03m x 0.89m

BEDROOM ONE

5.00m x 3.12m

BEDROOM TWO

5.61m x 3.02m

HALLWAY

3.02m x 2.51m

LIVING ROOM

5.03m x 3.71m

KITCHEN

3.28m x 2.49m

INNER HALLWAY

1.80m

BEDROOM

3.81m x 2.64m

BATHROOM

2.69m x 1.65m

MAIN FLOOR

8.69m x 6.20m

W/C

1.73m x 1.22m

COACH HOUSE

6.40m x 5.97m

FLOORPLAN



Broad Street, Barry, CF62 7AB

Total Area: 381.8 m² ... 4109 ft²

All measurements are approximate and for display purposes only

Not to scale. Measurements are approximate and for illustration only.

PROPERTY TYPE	COMMERCIAL
INTERNAL AREA	1,507 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND B · ABOUT £1,736 A YEAR <i>Vale of Glamorgan Council, 2026/27 estimate</i>
EPC RATING	1 · POTENTIAL 1



Georgia Farr

SALES VALUER AND MARKETING MANAGER

BARRY BRANCH

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SCAN TO SEE WHAT'S
NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 84 High Street, Barry, CF62 7DX. 01446 700222. The Property Ombudsman, membership D03828.
jeffreycross.co.uk