



**TO LET / FOR SALE**

# Unit 1, Thompson Street Barry, CF63 4JL

Modern retail/leisure unit, subject to planning – approx.6,000 sq ft GIA



COSTA  
EXPRESS



# Location

The retail unit is located on the corner of Thompson Street and Greenwood Street just off the main high street (Holton Road) and to the rear of Barry Leisure Centre and Vale of Glamorgan Council civic offices. Nearby occupiers include Home Bargains, Tesco Express and Greggs.

Barry is located approximately 5 miles south west of Cardiff and connects to the M4 Motorway 8 miles north at Junction 33 via the A4232 dual carriageway trunk road.



**M4**



**9 miles north**

**A4232**



**5 miles north**

**Cardiff**



**5 miles**

**Barry Docks  
Station**



**0.4 miles**

# Accommodation

## Description

The premises is a lower ground floor retail unit with a glazed frontage. The open plan retail element benefits from a suspended ceiling fitted with lighting and air conditioning. The unit benefits from a server room, office and staff room/kitchen to the rear in addition to a large stock/store room which provides direct access to the rear car park for loading via double doors.

## Parking

The property benefits from 2 dedicated car parking spaces in the rear car park.

A pay a display carpark is located immediately opposite and the high street benefits from 2 hours free parking.

## Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

| Area         | Sq ft        | Sq m         |
|--------------|--------------|--------------|
| Ground floor | 6,000        | 557.4        |
| <b>TOTAL</b> | <b>6,000</b> | <b>557.4</b> |

**Air conditioned**



**Office content**



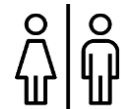
**High street frontage**



**Kitchen**



**WC facilities**



# Planning | Rates | EPC | Terms

## Planning

We are verbally advised that the accommodation has planning consent for A1 use but any occupier should make their own enquiries to the Planning Department of Vale of Glamorgan. Tel: 01685 725000 or ([www.valeofglamorgan.gov.uk](http://www.valeofglamorgan.gov.uk))

## Business Rates

The rateable value as at April 2023 is £42,750. Thus, rates payable are £24,025.50 for 2024/25. Interested parties should make their own enquiries to Merthyr Tydfil Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. [www.voa.gov.uk](http://www.voa.gov.uk).

## Energy Performance Certificate

The property is currently being assessed and an EPC will be available upon request shortly.

## Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

## Tenure

The property is available on a new full repairing lease with terms to be negotiated or the 299 year lease dated 11 February 2015 is available to purchase.

## Rent/Price

The property is offered to let for £30,000 per annum exclusive of VAT or £350,000 exclusive of VAT.

## Service Charge

The current service charge runs at £1,316 per annum exclusive of VAT.

## Legal Costs

Each party is to be responsible for their own legal costs.

## References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

## AML

A successful tenant/purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

# Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



## Alder King Property Consultants

18 Park Place  
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[www.alderking.com](http://www.alderking.com)

**AK Ref:** OY/AK/99808

**Date:** May 2024

**Subject to Contract**



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## Important Notice

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### 2. Misrepresentation Act 1967

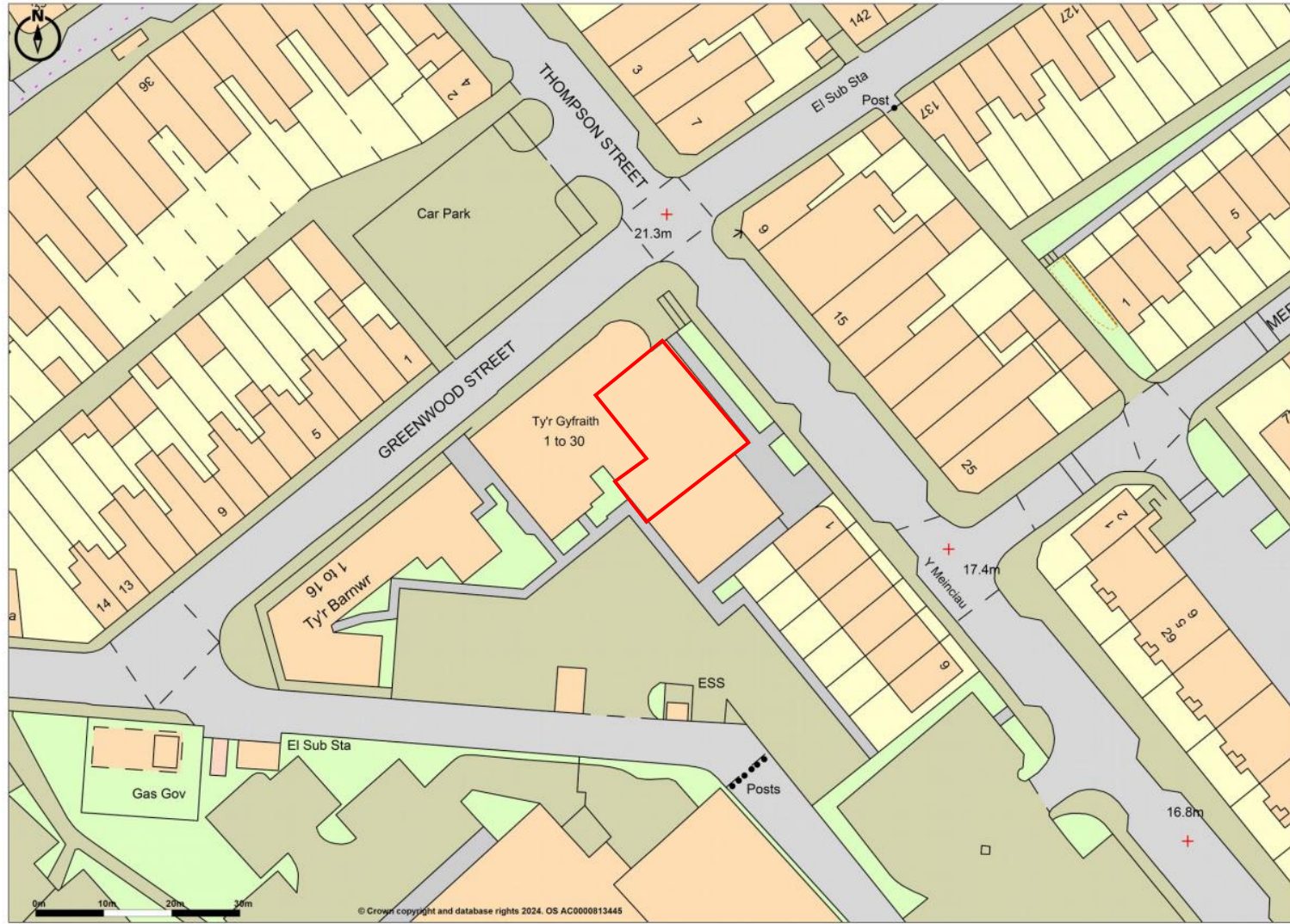
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### 3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.







Indicative red line only