



26 Broad Street, Barry, Barry . CF62 7AD

- NO CHAIN
- CURRENT D1 CLASSIFICATION (VETERINARY CLINICS, HEALTH CENTRES, CRECHES, DAY NURSERIES)
- DOUBLE BAY FRONTED
- ORIGINAL PERIOD FEATURES
- GENEROUS ROOM DIMENSIONS
- REAR GARDEN WITH GARAGE
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- FREEHOLD



PROPERTY DESCRIPTION

*** OFFERS OVER £160,000 *** NO CHAIN - PERIOD DOUBLE BAY FRONT PROPERTY - CURRENT COMMERCIAL STATUS D1 - PREVIOUSLY USED AS A VETERINARY SURGERY - FREEHOLD MR HOMES are delighted to represent our client in bringing to market FOR SALE with NO ONGOING CHAIN this period double bay front property. In recent years, the property has been converted into a commercial space and operated as a veterinary practice (D1 COMMERCIAL CLASSIFICATION). The property further benefits from an enclosed north-west facing rear garden with Garage and access to rear lane. Tenure: Freehold CEPC Rating: TBC Current Rateable Value: £11,000 (1st April 2023 to present) Mains Electricity and Gas. Mains Water and Sewerage connected to Mains Drains. FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO LTD WWW.MR-HOMES.CO.UK



ROOM DESCRIPTIONS



MATERIAL INFORMATION

Parking Types: None.

Heating Sources: None.

Electricity Supply: None.

Water Supply: None.

Sewerage: None.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: D (59)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property?

No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



