



## Offers In Excess Of £200,000

### Investment Property

9 Boverton Road, Llantwit Major, CF61 1XZ

- Immediately available "For Sale" a detached freehold commercial property well let to DP Realty Limited and CRS Pizza Limited trading as Dominos.
- Attractive standalone property recently refurbished and providing approximately 1,665 sq.ft of Ground Floor accommodation with approximately 650 sq.ft at First Floor.
- Let to DP Realty Limited and CRS Pizza Limited under terms of a secure Lease expiring 3rd August 2035 on Full Repairing and Insuring tenant obligations and at an initial rental of £15,500 per annum exclusive.
- Immediately available "For Sale" inviting offers in excess of £200,000.

### Location

The property fronts Boverton Road the main pedestrian and shopping thoroughfare serving Llantwit Major. Llantwit Major is a sought after residential destination well served by a busy and vibrant commercial centre. Occupiers in close proximity include Filco Supermarket, Boots Pharmacy, Principality Building Society and Greggs the bakers. The property lies adjacent to the Pound Field Shopping Centre and is located just a couple of minutes' walk or so from the Pound Field surface car park and Llantwit Major's railway station.

Llantwit Major is one of the principal retailing and commercial centres serving the Vale of Glamorgan. Cowbridge lies approximately 5 miles to the North and Barry 10 miles to the East.

### Description

The property briefly comprises of a former banking hall recently modernised to a good standard and with a new powder-coated aluminium shop front.

The self-contained property provides the following accommodation: -

Ground Floor -154 sq.m (1,665 sq.ft) Net Internal Area of accommodation

First Floor Ancillary - 60 sq.m (650 sq.ft) Net Internal Area of accommodation

### Tenure and Tenancies

The property is to be sold Freehold tenure subject to and with the benefit of the letting of the property to D P Realty Limited and CRS Pizza Limited occupied under terms of a secure Lease. The Lease is dated 4th August 2025 for a term of years expiring the 3rd August 2035. The Lease is drafted on tenant Full Repairing and Insuring obligations and contains an upward only Rent Review at the end of the 5th year of the term. The lease includes a Tenants Option to take up a new 10 year Lease on expiry of the existing Lease.

### Sale Price

Offers in excess of £200,000 are invited.

### Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

### VAT

All figures quoted are exclusive of VAT if applicable.

### EPC

Energy Rating - Band D

### Anti Money Laundering

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

### Viewing

Strictly by appointment only through sole selling agents:

Messrs Watts & Morgan LLP

Tel: (01656) 644288

Email: [commercial@wattsandmorgan.co.uk](mailto:commercial@wattsandmorgan.co.uk)

Please ask for

Dyfed Miles or Matthew Ashman



### Bridgend

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### Cowbridge

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