

# To Let / For Sale

**2 -10, Holton Road, Barry, CF63 4HD**

8,715 sq ft (809.65 sq m)

- Located in the Centre of Barry
- Ground Floor Retail Units with Offices Above
- First and Second Floor Offices Available
- Long leasehold for sale with 46 years remaining
- Annual Income £43,764 per Annum



## Location

The property is located in Barry town centre and occupies a prominent position on Holton Road, which is the town's main retailing area.

## Specification

The property comprises a terrace of five ground floor retail units with self-contained offices located on the first and second floors. Internally, all five ground floor retail units have been interconnected to provide a combination of cellular and open plan office accommodation.

The general office specification includes the following:

- Gas central heating
- Suspended ceilings with recessed lighting
- Perimeter trunking
- Double glazed windows
- Single passenger lift and stair access

## Terms

The property is currently held via a Long Leasehold Interest of 90 years from 1st November 1973 with a lease expiry of from 31st October 2063, subject to an annual rent of £14,000 per annum (until 31st October 2033). This is to be reviewed every 30 years to the current market ground rental value at that time. A copy of the head lease is available on request.

## Accommodation, Car Parking and Tenancy

### Schedule

Floor | Size (Sq ft)  
Ground | 2,895  
First | 2,946  
Second | 2,874  
Total | 8,715

Car Parking - To the rear of the property there is a car park which can accommodate up to 14 cars.

## VAT

The property is elected for VAT and therefore VAT is applicable on all costs.

## EPC

This property has been graded as D (89).

## Rent

Rent on Application

## Price

Offers in excess of £250,000 + VAT

## Service Charge

Details of the building service charge can be found on page 3.



## Contacts

### Rhydian Morris

+44 (0)292 167 0241  
rhydian.morris@eu.jll.com

### Kate Openshaw

+44 (0)292 072 6003  
kate.openshaw@eu.jll.com

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