

To Let / For Sale

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

8,715 sq ft

- 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 C (55).

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

0292 167 0241
rhydian.morris@eu.jll.com

Kate Openshaw

0292 072 6003
kate.openshaw@eu.jll.com

JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken.

For properties in Scotland:

e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law.