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OFFICES TO LET

**142 - 144, HOLTON ROAD,
BARRY
CF63 4UA**

- Total Net Internal Area circa 1,643 sq ft (152.6 sq m).
- First and second floor office accommodation.
- Extensively refurbished.
- Available to let either as a whole or in part.
- Prominent high street location.
- Available immediately.

RENT: £18,000 PER ANNUM EXCLUSIVE

BRINSONS COMMERCIAL

Call 02920 867711 or email caerphilly@brinsons.co.uk to view this property

LOCATION

The subject property occupies a prominent central pitch on Holton Road, positioned in the heart of Barry town centre along its main retail thoroughfare.

Barry is located within the Vale of Glamorgan on the South Wales coast and serves as a key commercial and service centre for the surrounding area. The town combines its traditional seaside character with an established town-centre shopping environment.

Holton Road offers a varied mix of independent retailers, local businesses, cafés and national occupiers, creating a balanced and active trading environment.

DESCRIPTION

The property comprises first and second floor office accommodation, which has recently been substantially refurbished.

Access is granted directly off Holton Road, with additional access being provided off Llantwit Street. The office accommodation is available to be let as a whole or in part, subject to occupier requirement.

Internally, both offices accommodate office / ancillary accommodation, with separate kitchenette and WC facilities.

There are dedicated parking provisions located to the rear of the property.

ACCOMMODATION

From measurements taken on site we have calculated the following approximate floor areas and dimensions:-

| | |
|---------------------------|--------------------------|
| 142 (Upper Floors) | 689 sq ft (64 sq m) |
| 144 (Upper Floors) | 954 sq ft (88.6 sq m) |
| Total Net Internal Area – | 1,643 sq ft (222.8 sq m) |

SERVICES

We understand that the property benefits from mains electric, water and drainage.

However, we have not tested any of the service installations and prospective occupiers must satisfy themselves independently as to the state and condition of such items prior to the transaction completing.

TERMS

The property is available to let by way of a new lease on terms to be agreed.

IMPORTANT NOTICE

All measurements are approximate and for illustrative purposes only, photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property. We have been unable to confirm whether certain items in the property are in full working order. The property is offered for sale on the basis. Prospective purchasers are advised to inspect the property and commission an expert report where appropriate.

Brinsons Ltd for themselves and for the vendors or lessors of this property whose agents we are, given notice that's (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract and should not be incorporated into a contract; (ii) no person in the employment of Brinsons Ltd has any authority to make or give representation or warranty whatever in relation to this property and no prospective purchaser should rely on any statement as being either a representation or warranty.

Brinsons is the trading name of Brinsons Ltd. Registered Office: Eastgate, Market Street, Caerphilly, CF83 1NX. Company Number: 060 30712

RENT/ PRICE

£18,000 per annum exclusive.

EPC

To be confirmed.

BUSINESS RATES

We advise all interested parties should make their own enquires with the Valuation Office Agency and Local Authority in this regard.

VAT

All figures quoted are exclusive of Value Added Tax (VAT). Any interested party should satisfy themselves as to the incidence of VAT in respect of any transaction. However, in this instance we understand that VAT is payable.

MONEY LAUNDERING

As part of our obligations under the UK Money Laundering Regulations 2017, Brinsons will require any purchaser or tenant to provide proof of identity along with any other supporting documents requested.

ARRANGE A VIEWING

Strictly by appointment with the sole agents:

Brinsons,
Eastgate, Market Street
Caerphilly, CF83 1NX

Tel: 02920 867711

Joshua Isaac - joshua.isaac@brinsonspc.co.uk
Tristan Kugler – tristan.kugler@brinsonspc.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY

Jl/Tl/2944/FEB26

BRINSONS

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