

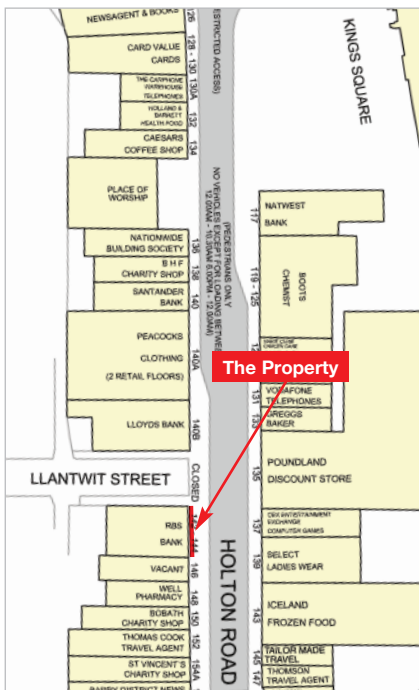
Barry

142/144 Holton Road South Glamorgan CF63 4UA

- **Freehold Bank Investment**
- Let to The Royal Bank of Scotland plc
- Lease expires in 2021 (1)
- Town centre location opposite Poundland and Iceland
- No VAT applicable
- Current Rent Reserved

£25,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Barry, with a population of some 44,000, is situated on the South Wales coast, some 10 miles south-west of Cardiff. The town is served by the A4232, which provides access to the M4 some 11 miles to the north, whilst Cardiff Airport at Rhoose is 3 miles to the west. The property is situated on the south side of Holton Road, opposite Poundland, on the corner of Llantwit Street, in the heart of the town centre. Occupiers close by include Lloyds, NatWest and Santander banks, Nationwide, WH Smith, Iceland, Greggs, Vodafone, Boots and Peacocks.

Description

This prominent property is arranged on basement, ground and two upper floors to provide a ground floor banking hall with staff office, ancillary and storage accommodation over basement and part first and part second floors. The upper floors of 144 Holton Road comprise self-contained office accommodation which is accessed via a separate entrance from Holton Road and is not presently used. To the rear is parking for about four cars.

The property provides the following accommodation and dimensions:

Basement	17 sq m	(184 sq ft)
Ground Floor	108 sq m	(1,165 sq ft)
Bank First Floor	45 sq m	(483 sq ft)
Bank Second Floor	30 sq m	(321 sq ft)
Sub Total	200 sq m	(2,153 sq ft)
Part First Floor (not used)	56 sq m	(606 sq ft)
Part Second Floor (not used)	40 sq m	(428 sq ft)
Sub Total	96 sq m	(1,033 sq ft)
Total	296 sq m	(3,187 sq ft)

Tenancy

The entire property is at present let to THE ROYAL BANK OF SCOTLAND PLC for a term of 5 years from 29th September 2016 at a current rent of £25,000 per annum. The lease contains full repairing and insuring covenants.

(1) The lease contains a tenant's break option on 29th September 2019.

Tenant Information

RBS serve around 24 million customers across the globe. (www.rbs.com)

Planning

The upper floors may offer potential for conversion to residential, subject to the existing lease and obtaining all necessary consents. All enquiries should be referred to Vale of Glamorgan County Council. www.valeofglamorgan.gov.uk

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Viewings

There will be a single block viewing held prior to the auction. If you would like to attend you must register with us in advance no later than 12 noon on Wednesday 15th March. Please email viewings@alltop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter Lot 73 Barry.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor H Freeman Esq, Freemans Solicitors. Tel: 0207 935 3522 e-mail: h@freemanssolicitors.net