



**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 Rhooose is 3 miles to the west. The property is situated on the western fringe of Barry town centre on Kendrick Road. The property is in a residential area close to the main town centre thoroughfare of Holton Road and the A4055 providing access to Cardiff. Occupiers close by include the Post Office and the Citizens Advice Bureau.

**Description**  
The property is arranged on basement, ground and two upper floors to provide a substantial office building benefitting from a passenger lift and a rooftop plant room. The offices comprise good open plan space, partitioned meeting rooms, WCs and central heating. The property benefits from a secure lower ground floor car park for 10 vehicles.

The property provides the following accommodation and dimensions:

<b>Basement</b>	<b>68.50 sq m</b>	<b>(737 sq ft)</b>
<b>Ground Floor</b>	<b>472.40 sq m</b>	<b>(5,085 sq ft)</b>
<b>First Floor</b>	<b>555.65 sq m</b>	<b>(5,981 sq ft)</b>
<b>Second Floor</b>	<b>557.85 sq m</b>	<b>(6,005 sq ft)</b>
<b>Total</b>	<b>1,654.40 sq m</b>	<b>(17,808 sq ft)</b>

**Tenancy**  
The entire property is at present let to THE VALE OF GLAMORGAN for a term of 40 years from 11th November 1976 at a current rent of £120,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

**VAT**  
VAT is applicable to this lot.

**Planning**  
The property may lend itself to alternative uses subject to obtaining all necessary consents. All enquiries with the local authority. Local Planning Authority: Vale Glamorgan Council. Tel: 01446 700111.

**Documents**  
The legal pack will be available from the website [www.allsof.co.uk](http://www.allsof.co.uk)

**Energy Performance Certificate**  
EPC Rating 130 Band F (Copy available on website).

## Barry Provincial House Kendrick Road South Glamorgan CF62 8BF

- **Freehold Office Investment**
- Office accommodation totalling 1,654.40 sq m (17,808 sq ft)
- Secure parking for 10 cars
- Let to The Vale of Glamorgan
- Asset Management opportunity
- Reversion 2016
- Current Rent Reserved  
**£120,000 pa**

On the Instructions of

