The Overview

Property Name:
Holton Road, Barry

Price:
£180,000

Qualifier:
Asking Price

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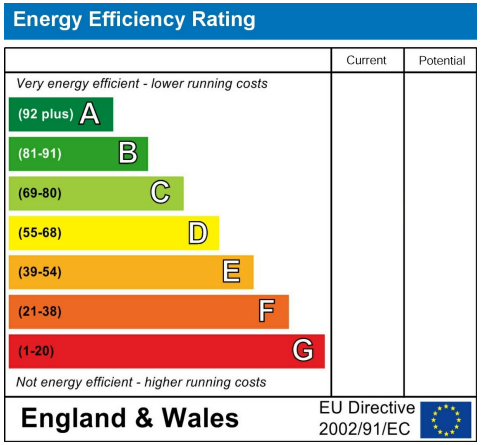
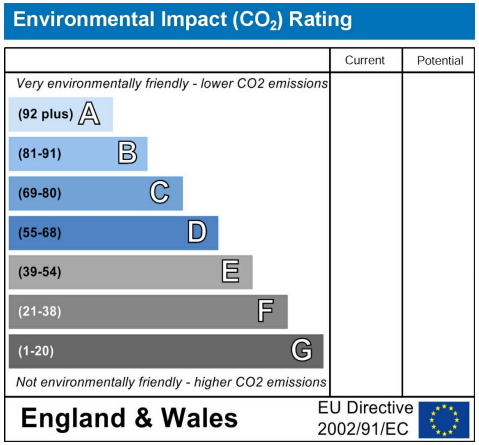
The EPC





The Bullet Points

- Prime Holton Road location
- Six separate office rooms
- Ground floor WC
- Private rear garden
- Rear access to property
- Versatile commercial property
- Kitchen facilities included
- First floor shower room
- Sheltered patio area
- Suitable for a range of business uses

The Main Text

Situated on Holton Road, Barry, CF63 4HT, this versatile commercial property spans two floors and offers excellent potential for a range of business uses. Currently configured as office space, the premises provide six separate rooms, a kitchen, and additional facilities, making it ideal for a growing company or professional services.

Upon entering, you are welcomed into a spacious main reception/office area, which leads through to a smaller office on the same floor. From here, you have access to a rear kitchen and a ground-floor WC.

The first floor offers four well-proportioned rooms, suitable for use as private offices, meeting rooms, or storage. This level also benefits from a shower room with a WC and sink, adding convenience for both staff and clients.

Externally, the property boasts a private rear garden with flat patio space, a sheltered area, and rear access.

With its central location on one of Barry's busiest streets, this property presents an excellent opportunity for businesses seeking a prominent base with flexible accommodation.

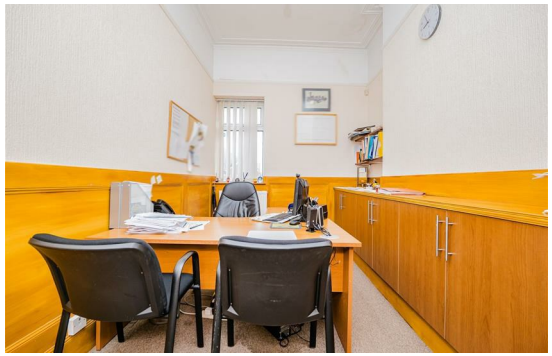
Additional Information
Type of property- Full Commercial
Tenure- Freehold
EPC Rating- C
Council tax band- C
Borough- Vale of Glamorgan

Local Area
Holton Road is centrally located in Barry and offers a wide range of amenities, including shops, cafes, and professional services. The area provides a convenient setting for businesses, with a variety of local facilities close at hand to support both staff and clients. This established commercial location is well-suited for companies looking for a practical base with everyday amenities within easy reach.

Local Transport
The property is well-connected, with regular bus services running through the town and several train stations nearby providing direct links into Cardiff and beyond. Road access is also convenient, with routes leading quickly out of Barry towards the A4050 and onto the M4 motorway, making Cardiff, Newport, and the wider South Wales region easily accessible. This connectivity ensures the property is well placed for both local and regional business opportunities.

The Photographs

Please note: we have provided space for 48 photographs over the next four pages, but we may not fill all 48 spaces if we don't need to. If there are more than 48 photographs then we will email the remainder to you.



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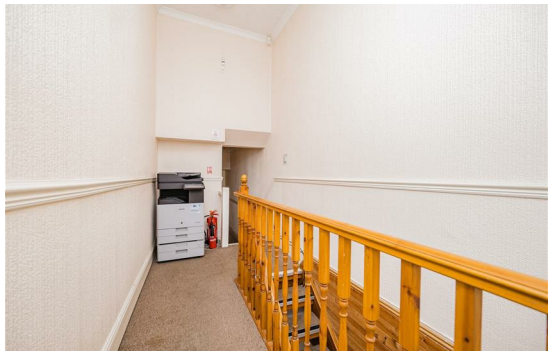
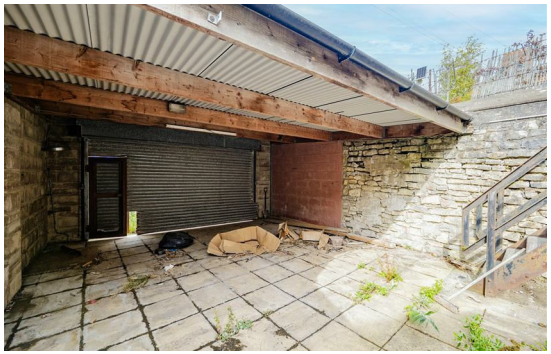
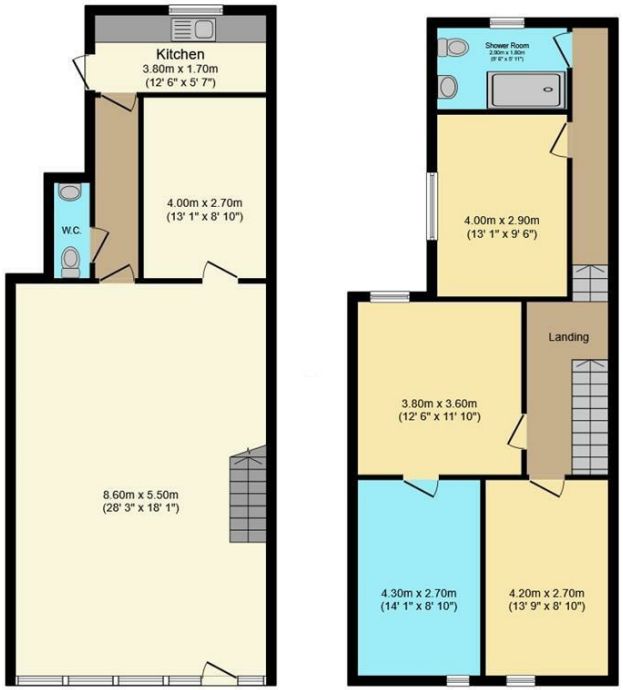




The Floorplan



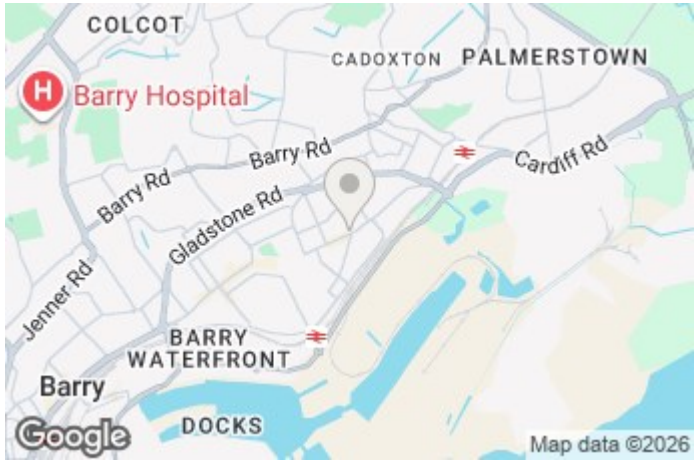
Ground Floor
Floor area 71.4 sq.m. (768 sq.ft.)

First Floor
Floor area 67.7 sq.m. (728 sq.ft.)

Total floor area: 139.1 sq.m. (1,497 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

The Map



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