

Lot 9, 117-151 Holton Road, Barry, Nr Cardiff,

South Glamorgan CF63 4HP

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)



Substantial Unbroken High Yielding Freehold Retail Parade Investment

www.acuitus.co.uk

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Property Information

Substantial Unbroken High Yielding Freehold Retail Parade Investment

- Unbroken two storey retail parade of 13 shops (including 6 double/triple units)
- Approximately 4,974.42 sq. m. (53,513 sq. ft.)
- Immediate asset management opportunities
- Tenants include Boots Pharmacy, Iceland, Greggs, TUI, NatWest (2025 renewal), CEX and Poundland
- Prime town centre location

Lot

9

Auction

27th March 2025

Rent

£401,550 per Annum Exclusive plus 2 vacant shops

Sector

High Street Retail

Status

Available

Auction Venue

Live Streamed Auction

Location

Miles 7 miles south-west of Cardiff
Roads A48, M4
Rail Barry Dock and Barry Railway Stations
Air Cardiff Airport

Situation

The property is situated on the north side of the pedestrianised element of Holton Road, adjacent to King Square, Barry Town Hall and Central Park. The parade forms the primary retailing hub in the heart of Barry town centre.

Tenure

Freehold.

EPC

EPC's will be available within the legal pack.

Description

The property comprises an entire substantial unbroken retail parade providing 13 retail units (including 6 double and triple units), arranged over ground and first floors, and capable of further subdivision.

VAT

VAT is applicable to this lot.

Octopus Bridging Loan for Buyers

To be confirmed

Completion Period

Six week completion

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Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m (5)	Floor Areas Approx sq ft (5)	Tenant	Term	Rent p.a.x.	Rent Review
117 Holton Road	Ground First	Banking Hall Ancillary	151.39 66.30	(1,629) (713)	NATIONAL WESTMINSTER BANK PLC	5 years from 21/01/2025 (1)	£19,500	
119-125 Holton Road	Ground First	Retail Ancillary	347.89 243.71	(3,744) (2,623)	BOOTS UK LIMITED	10 years from 24/06/2016 (2)	£75,750	
127 Holton Road	Ground First	Retail Ancillary	64.30 27.10	(692) (291)	MARIE CURIE	5 years from 01/02/2023	£12,000	
129 Holton Road	Ground First	Retail Ancillary	75.00 57.80	(807) (622)	CARDZONE LIMITED	5 years from 25/12/2020	£17,000	
131 Holton Road	Ground First	Retail Ancillary	68.20 30.78	(734) (331)	VODAFONE LIMITED	5 years from 01/09/2020	£18,800	
133 Holton Road	Ground First	Retail Ancillary	72.00 46.80	(755) (503)	VACANT	-	-	
135 Holton Road	Ground First	Retail Ancillary	1,045.20 1,043.40	(11,250) (11,231)	POUNDLAND LIMITED	5 years from 24/09/2019 (Holding Over)	£100,000	
137 Holton Road	Ground First	Retail Ancillary	106.99 33.62	(1,151) (361)	CEX (FRANCHISING) LIMITED	10 years from 09/03/2015 (Holding over)	£22,000	
139-141 Holton Road	Ground First	Retail Ancillary	201.96 76.48	(2,173) (823)	GREGGS PLC	10 years from 17/11/2023 (3)	£30,000	17/11/2028
143 Holton Road	Ground First	Retail Ancillary	437.50 439.70	(4,709) (4,732)	ICELAND FOODS LIMITED	10 years from 25/03/2015 (Holding over)(4)	£83,000	
145 Holton Road	Ground First	Retail Ancillary	68.70 37.80	(739) (406)	HAYS TRAVEL LIMITED	5 years from 21/06/2021	£12,500	
147 Holton Road	Ground First	Retail Ancillary	64.80 37.70	(697) (405)	TUI UK RETAIL LIMITED	5 years from 12/10/2023	£11,000	12/10/2025
149-151 Holton Road	Ground First	Retail Ancillary	73.30 56.00	(789) (603)	VACANT	-	-	
Total			4,974.42	(53,513)			£401,550	

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- (1) The lease provides for a tenant option to determine on 21/01/2028.
- (2) Held on two co-terminus leases of £21,000 p.a.x. and £54,250 p.a.x.
- (3) The lease provides for a tenant option to determine on 17/11/2028.
- (4) Terms have been agreed with Iceland for a new 5 year lease, without break, at a new rent of £55,000 p.a.x.
- (5) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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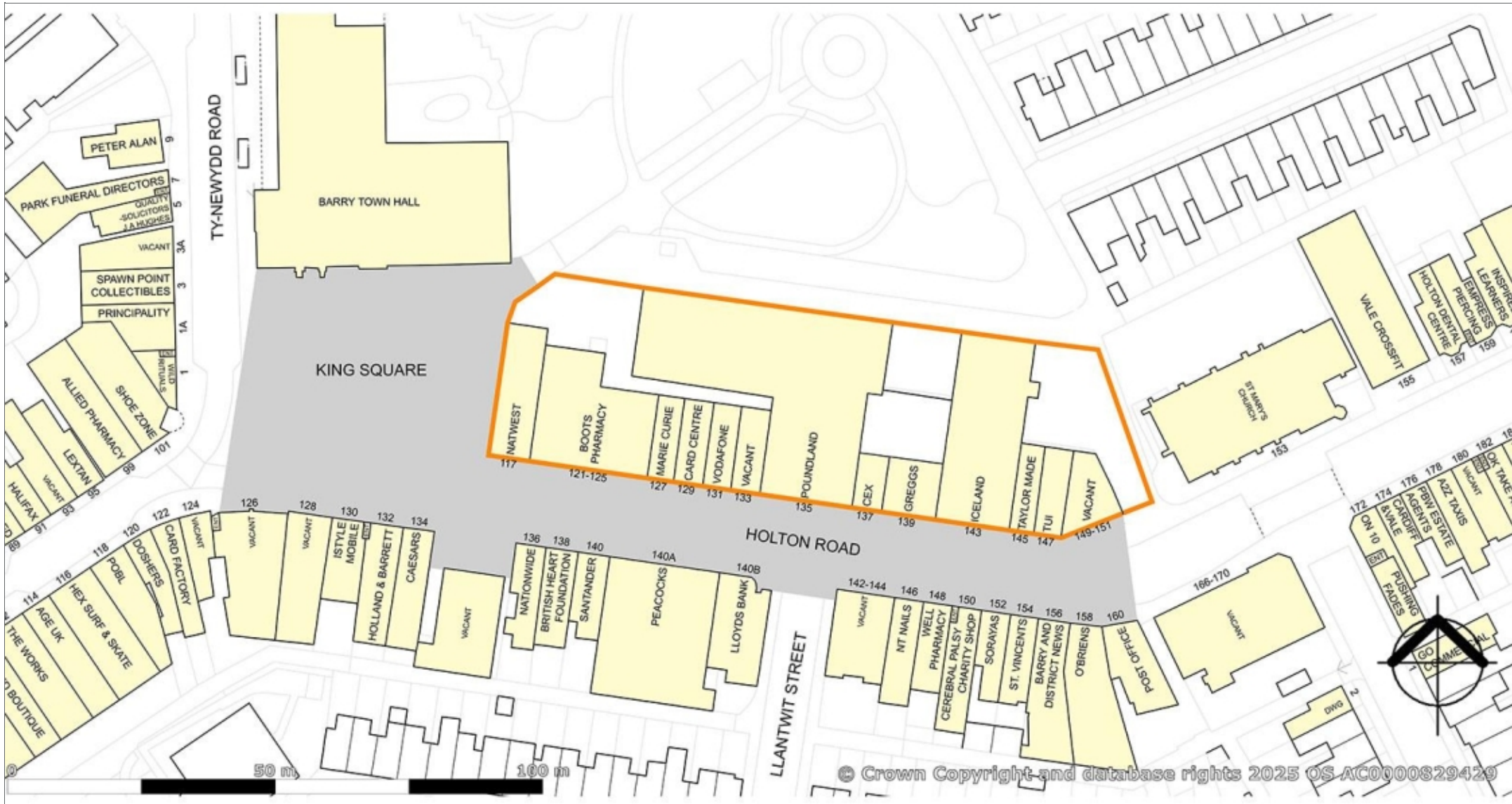
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Contacts

Acuitus

David Margolis

+44 (0)20 7034 4862

+44 (0)7930 484 440

david.margolis@acuitus.co.uk

Alexander Auterac

+44 (0)20 7034 4859

+44 (0)7713 135 034

alexander.auterac@acuitus.co.uk

Seller's Solicitors

BSG Solicitors LLP

314 Regents Park Road, Finchley

London

N3 2JX

Jeremy Swerner

+44 (0)20 8343 4411

jeremy@bsgsolicitors.com

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