

FORMER AMY EVANS HEALTH CENTRE

190 Holton Road, Barry, CF63 4HN



Key Highlights

- Former Health Centre - For Sale
- Substantial three storey plus basement detached building
- Occupies a prominent corner position with frontage to Holton Road and Castleland Street
- Enclosed rear courtyard and separate outbuilding
- Development potential for a variety of alternative uses, subject to gaining the necessary planning permissions

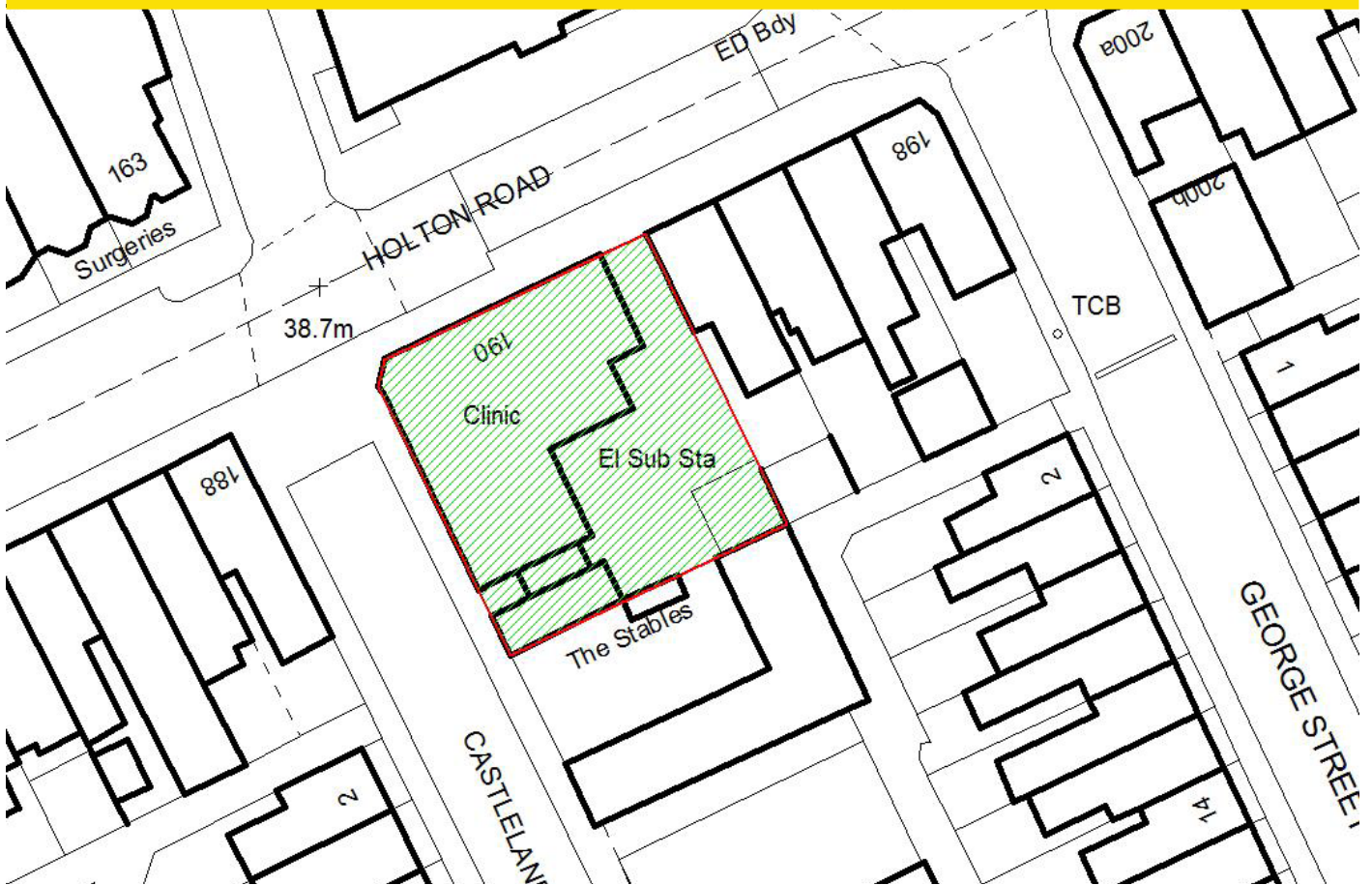
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2 Kingsway
Cardiff CF10 3FD

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Location

The property is located in the coastal town of Barry in the Vale of Glamorgan approximately 6.5 miles from Cardiff and 4 miles from Cardiff Airport. Occupying a corner position, the property benefits from frontage onto both Holton Road and Castleland Street, and is at the eastern end of the principle shopping area of Holton Road, just outside of the pedestrian only area, opposite a free (up to 2 hours) multi storey car park. Barry Docks railway station is located approximately 0.5 miles south of the property and offers direct services to Cardiff Central with journey times of approximately 20 minutes.

Description

The property comprises a detached three storey building plus basement and a separate garage/outbuilding which can be accessed from Castleland Street. The property has an attractive brick façade with gables under the main pitched slate tile covered roof with an additional mono pitch and flat roof to rear elements of the building. Windows are double glazed with uPVC frames.

Accommodation

Accommodation is arranged over three storeys plus a basement and is laid out as cellular offices, consulting rooms, staff room, kitchen and W.C's with the basement housing mechanical plant and general storage. The building provides the following accommodation:

FLOOR AREA	SQ FT	SQ M
Basement	1,759	163.43
Ground	3,298	306.40
First	2,680	248.96
Second	1,753	162.89
Total	9,490	881.68

Externally the property provides a courtyard to the rear of the building and a garage/outbuilding accessed from Castleland Street. An electricity substation is located in the south east corner of the plot.

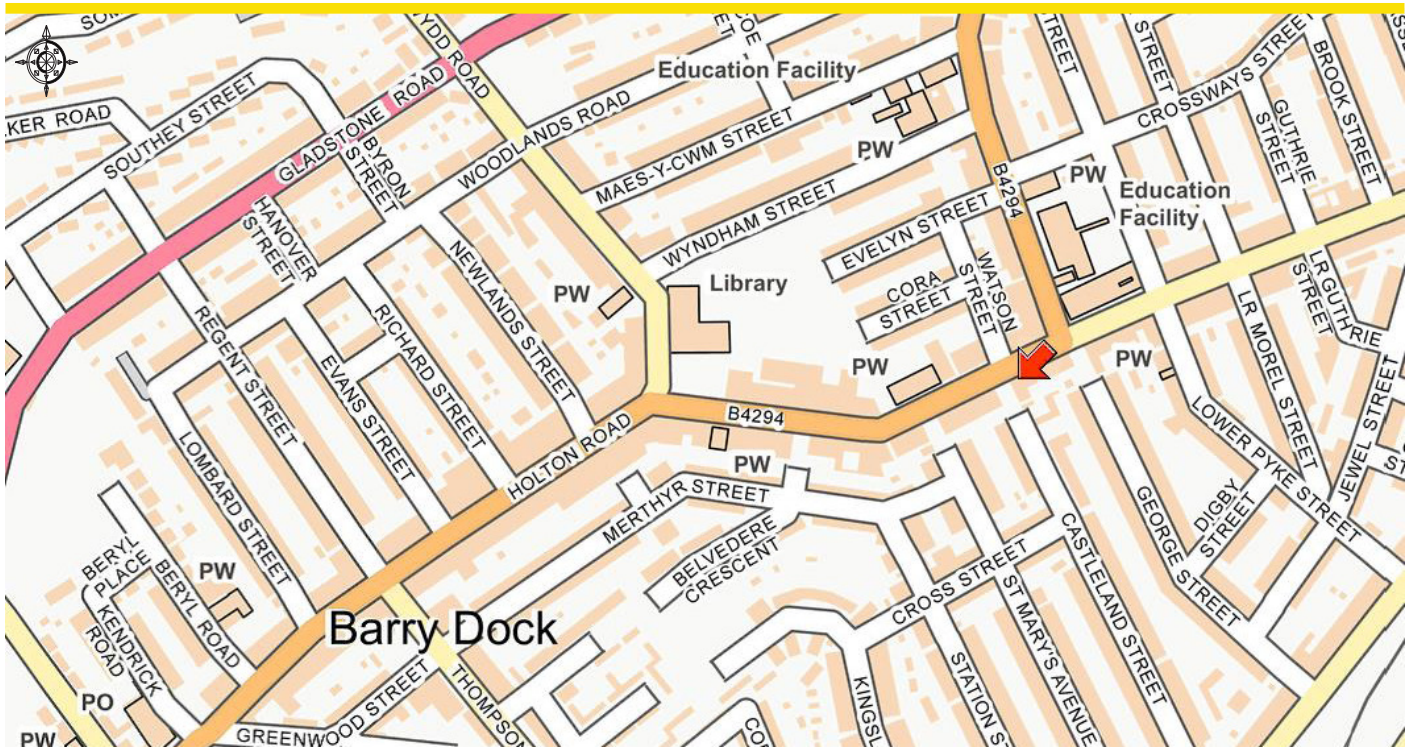
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Ratable Value

£13,000

Planning

The property is located within the settlement boundary defined in the adopted Vale of Glamorgan Local Development Plan (June 2017) in which new development is permitted with re-use of existing buildings encouraged. It also lies within the Retail Town District Centre and planning policy is supportive of promoting continued investment and environmental enhancement in Barry's retail centres.

EPC

EPC rating: E

VAT

The property is not elected for VAT.

Existing Use & Development Potential

The previous use of the property as a health centre is within a D1 use class (Non-residential institutions) but it is considered that the property has potential for change of use for a number of different uses involving either a change of use of the existing building or a redevelopment of the site subject to gaining the necessary planning permissions.

Additional Information

The following additional information is available from Savills:

- Title Plan & Register
- EPC & Recommendation Report
- Floor Plans
- Site Plan
- Asbestos Management Survey
- Copy of substation lease

Tenure

The freehold interest is being offered for sale with Vacant Possession other than the area of the electricity substation.

Method of Sale

Offers are invited on both a conditional or unconditional basis. Interested parties will be advised of the date for best and final bids in due course.

Contact

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