

BARRY

FOR SALE / DEVELOPMENT OPPORTUNITY
0.53 hectares (1.32 acres)

Subway Road, Barry
South Wales, CF63 4RT

Development Land

Income producing asset

Prominent corner site with dual frontage

Exciting re-development opportunity (StoP)

Barry Waterfront



No. 1 Dock

Waterfront Retail Park

Ffordd Y Mileniwm

Council Offices

Barry Docks Station



Dock View Road

Delivering Property Solutions

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Opportunity

The site comprises a level parcel of brownfield land which is rectangular in shape.

There are currently a range of single, two and three storey brick buildings which are generally in poor condition plus a yard area to the rear and to the south.

The buildings would benefit from re-development. Subject to gaining the necessary planning consents, the site offers re-development potential for residential, commercial or alternative uses.

There is a single point of vehicular access at the south eastern point of the site off Subway Road, with each of the buildings having independent pedestrian access off Subway Road.

The site has a gross area of 0.533 hectares (1.318 acres) which includes the adjoining highway, Subway Road and the adjacent footpaths.

Location

Subway Road is located in the coastal town of Barry, on the eastern extremity of Barry Waterfront and 0.8km (0.5 miles) miles from Barry town centre.

The property occupies a prominent corner position with a dual road frontage onto both Subway Road and Millennium Way, within an area which is undergoing significant regeneration.

Road

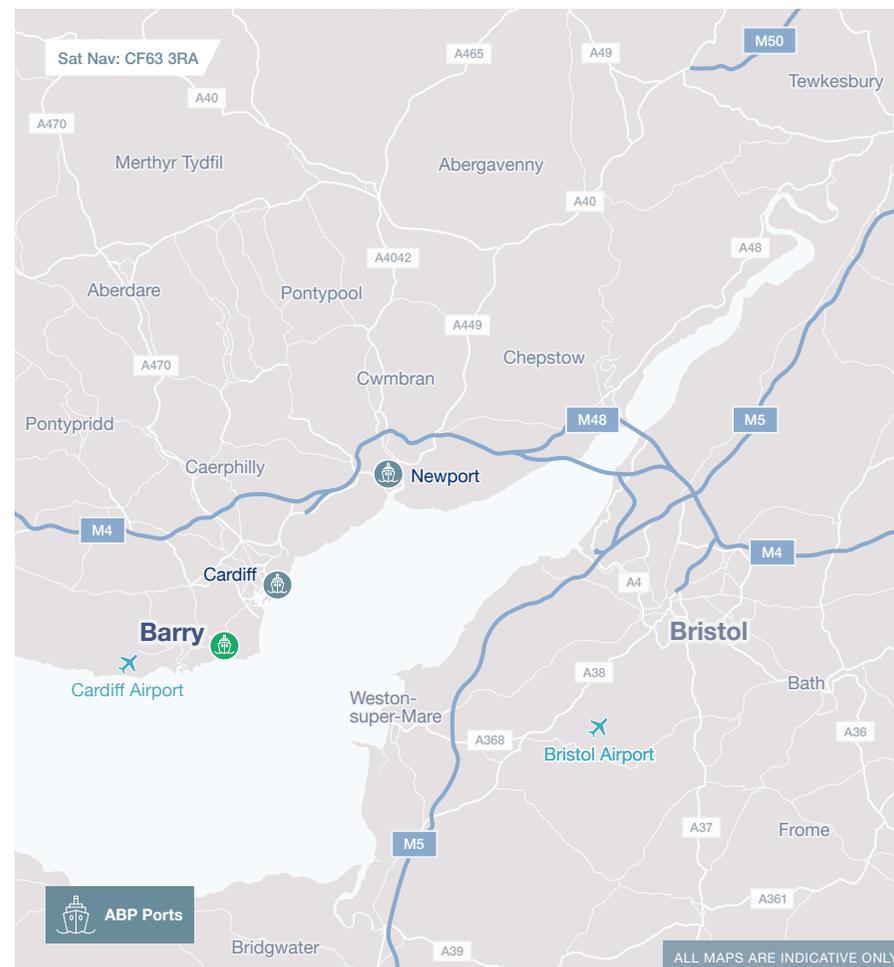
The property benefits from its close proximity to major transport links. To the north of the property, the M4 lies approximately 14.5km (9 miles) away. The M4 provides direct access to the national motorway network with London 249.5km (155 miles), Bristol 83.6km (52 miles) to the east, and Birmingham, 193.1km (120 miles) to the north east.

Rail

The town has four railway stations which include Barry, Barry Docks, Barry Island and Cadoxton. The nearest railway station to the property is Barry Docks, approximately 0.5km (0.3 miles) to the south, which offers direct services to Cardiff Central with journey times of approximately 20 minutes.

Air

Cardiff airport is located approximately 6.5km (4.0 miles) from the subject property and provides direct flights to an extensive number of destinations in the UK and Europe.



Planning

The property lies within the settlement boundary for Barry and is not allocated for any specific use within the Local Development Plan. The property is therefore considered 'white land' and would lend itself to a number of exciting re-development opportunities.

The property was originally used as ancillary space to the Coal Port/ Dock. Since then, the units have become used by third party occupiers for a range of uses which would generally fall within a Use Class B1, B2 or B8.

'A prominent development site adjacent to Barry Waterfront's established residential area.'



Tenancy Schedule

Unit	Occupier	Lease Expiry	Rent (pa)
1-2	Vacant	N/A	N/A
3 (building)	Vacant	N/A	N/A
3 (yard)	Vanguard AMC	Tenancy at Will	£1,200
8	Sylver Stay DIY	March 2019*	£6,500
9-10	Vacant	N/A	N/A
11-12	Creffit Kitchens	December 2019	£7,300
Total:			£15,000

*The lease contains a landlord break option.

Tenure

The freehold interest is being offered for sale, subject to the existing tenancies.

Rates

Unit	Rateable Value
3	£5,500
8	£6,500
9	£17,500
11-12	£6,000



EPC

Unit	Energy Performance Rating
8	C
9	E
11-12	E

Due to health and safety reasons, access to carry out the Energy Performance surveys on Units 1-2 and 3 was not available.

Method of Sale

Offers are invited for the freehold interest in the property by informal tender. Interested parties will be advised of the date for best and final bids in due course. Offers on an unconditional or subject to planning basis will be considered. An information pack is available upon request.

For further information, or to arrange a viewing, please contact:



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Services

All mains services are available in the adjoining highway.

VAT

The property is elected for VAT.

Land Space Funding



Byron Lewis

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Delivering Property Solutions

ABP Property has the land, the space and the in-house funding to deliver existing or bespoke property solutions. With 960 hectares of available port-based development land and a wealth of experience in the provision of industrial, logistics and office space, talk to us about how we can help you.

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