



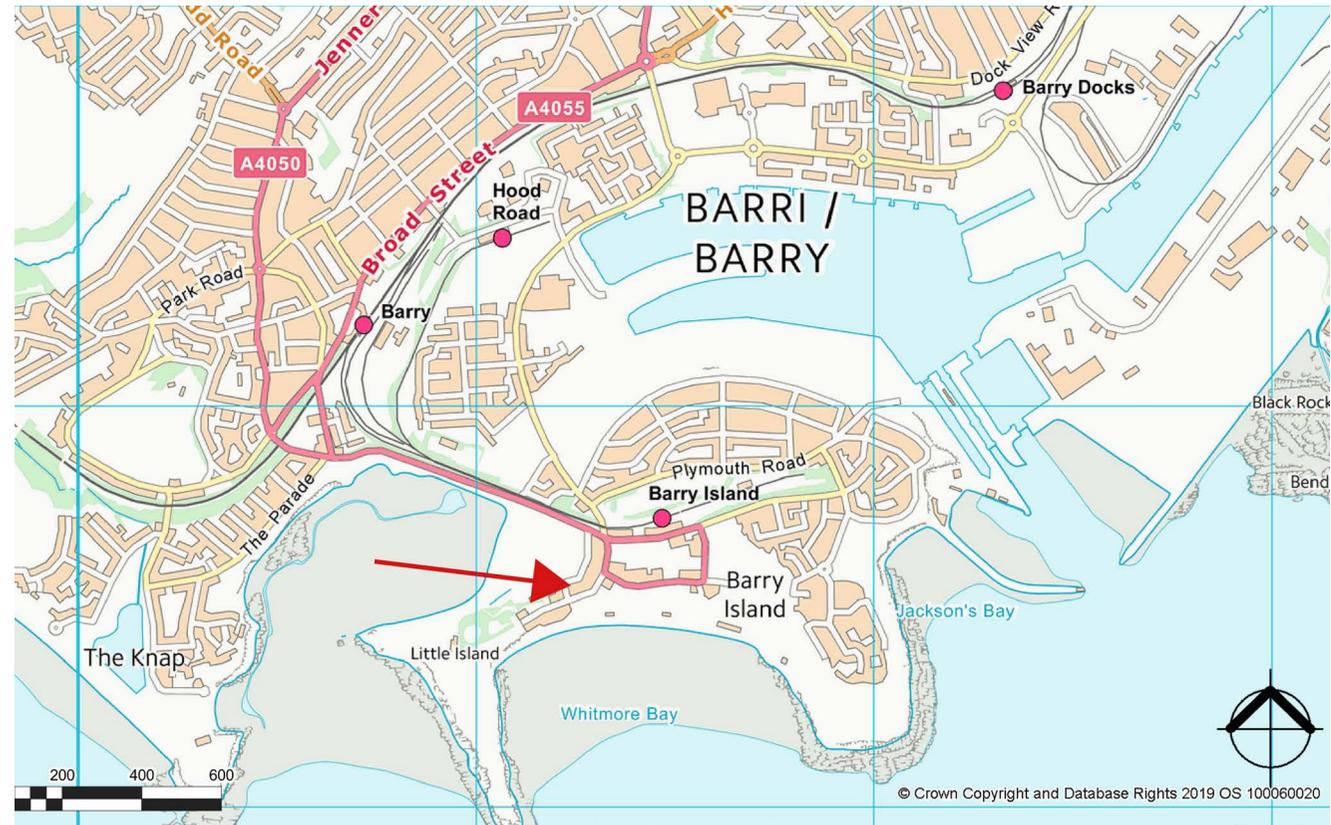
Location

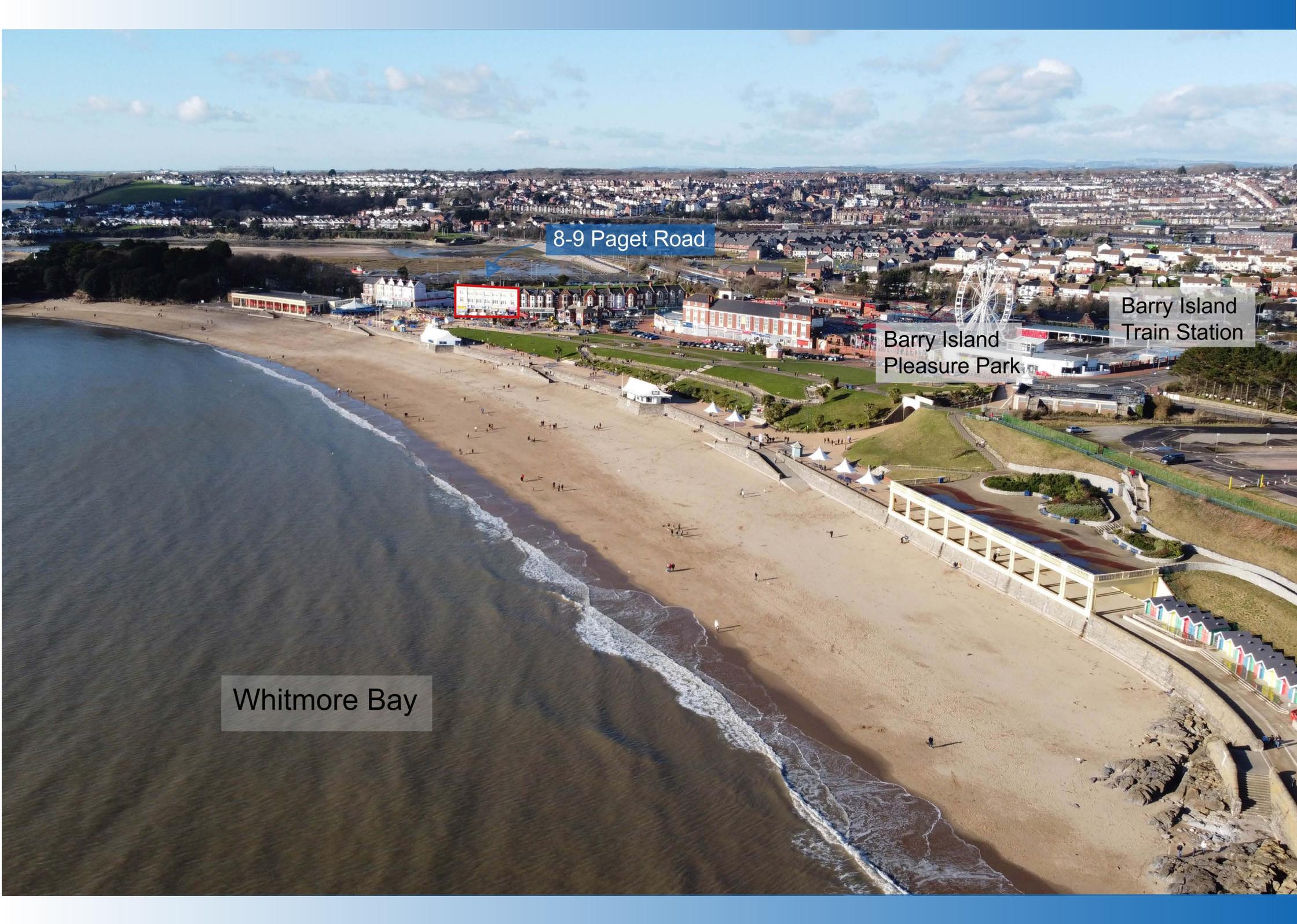
Barry town is located within the Vale of Glamorgan county borough in south Wales. Cardiff is situated 10 miles north east and Swansea 43 miles north west. Barry Island is a seaside resort located on the peninsula approximately 2 miles to the south of Barry town centre.

Barry island has attracted visitors since the 1870's with its golden beaches, cafes and family amusements. It was originally an island until the 1880's when it linked the mainland following the development of the dockland. Barry Island is an established holiday destination with its own train station, pleasure park and hotels. Most recently, Whitmore Bay Beach has undergone significant refurbishment including a sweeping promenade along the entire length of the beach.

Barry Island train station is within a 5 minute walk of the property. There are a number of bus routes that serve the immediate area.

To access Barry Island by car, follow the A4050 though Barry then on to Harbour Road.





8-9 Paget Road

Barry Island
Pleasure Park

Barry Island
Train Station

Whitmore Bay

Second Floor
3 Bed Apartment

First Floor Gym

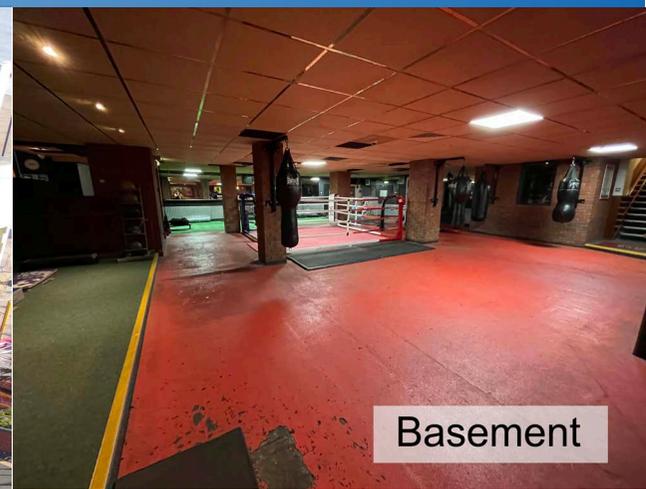
Ground Floor
999 Year
Leasehold



Description

Built in the 1920's, 8-9 Paget Road (also known as The Merrie Friars) is a visually impressive building, dominating the western end of the promenade. Its notably constructed with ashlar masonry in a classical Art Deco spirit.

- + The period building has accommodation over basement, ground, first and second floors
- + The basement has most recently been used as a boxing facility; however, it was notably Merrie Friars night club during the 1980's
- + The ground floor has been let on a 999 year lease at a peppercorn rent. The ground floor is currently occupied by amusements and kiosks
- + The first floor is currently used as a gymnasium with WC's and changing rooms
- + The second floor is a substantial 3 bedroom penthouse apartment with panoramic views overlooking Whitmore Bay
- + There is a rear car park accessed from the west of the site. Currently, the car park can accommodate up to approximately 5 vehicles
- + **On the completion of any sale, the basement, first and second floor will be vacant**



Accommodation

The property affords the following net internal areas;

Total Site Area - 962.07 sq m (0.238 acres)

Basement (VACANT) – 2,931 sq ft (272.18 sq m)

Ground Floor (LET ON 999 YEAR LEASE)

First Floor (VACANT) – 4,159 sq ft (386.43 sq m)

Second floor (VACANT) – 1,812 sq ft (168.30 sq m)

Development Potential and Planning

There is clear development potential for the site given the size and location. Potential options could be a residential led scheme or mixed use with an element of commercial at first floor and/or basement. A number of nearby properties have undergone extensive works for conversion to apartments.

We understand the first floor was granted planning permission for the conversion of the gym into 3 two bed apartments in 2005. This planning has now lapsed. Historic planning reference is – 2005/00558/FUL.

8-9 Paget Road, Barry, CF62 5TQ

For Sale - Development Potential

emanueljones
chartered surveyors



Tenure

Freehold subject to the 999 year leasehold of the ground floor.

Local Authority

The Vale of Glamorgan Council, Dock Office, Barry Docks, Barry, CF63 4RT. Planning department (01446) 704681.

Information Pack

Further title / Land Registry information is available on request.

VAT

The property has not been elected for VAT.

Business Rates

Gym (basement and first floor) - Rateable Value - £16,250

Costs

Each party to bear their own legal and professional costs incurred in the transaction.

Proposal

We have been instructed to seek offers of **£975,000 (nine hundred and seventy five thousand pounds)** for the freehold interest.

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