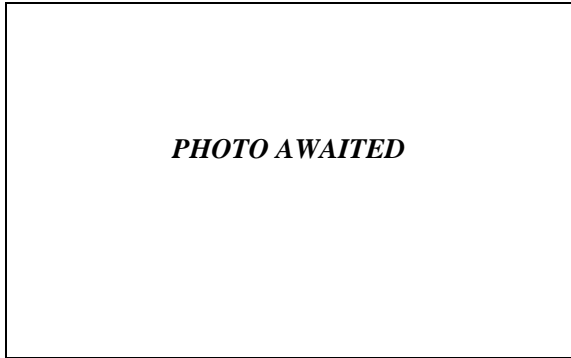


**CAFÉ /SHOP UNITS  
TO LET**

**ESPLANADE BUILDINGS  
FRIARS ROAD  
BARRY ISLAND  
CF62 5TJ**



**LOCATION**

The properties are situated on Friars Road adjoining the Barry Island Pleasure Park and overlooking Whitmore Bay and Blue Flag Beach.

The area immediately surrounding the properties comprises a mixture of residential, cafes, snack bars, play centres and amusement arcades.

**DESCRIPTION**

The ground floor shop units form part of a terrace fronting Friars Road with scope for outside seating.

The units are suitable for a number of uses, subject to planning.

**ACCOMMODATION**

The available shop units are:-

**Unit 1**

Ground Floor Sales      1,253 sqft      116.41 sqm  
WC

**Unit 2**

Ground Floor Sales      1,238 sqft      115.01 sqm

**Unit 10**

Ground Floor Sales      1,080 sqft      100.33 sqm

**LEASE**

Each of the shop units is available by way of an effective full repairing and insuring lease for a term to be agreed. Flexible terms are available.

**RENTS**

Unit 1                      £7,500 per annum  
Unit 2                      £7,500 per annum  
Unit 10                     £6,500 per annum

**RATES**

Interested parties make their own enquiries of the Vale of Glamorgan County Borough Council (Tel: 01446 700111).

**LEGAL COSTS**

Each party is to be responsible for their own legal costs in the transaction.

**VAT**

All figures quoted are strictly exclusive of VAT where applicable.

**VIEWING**

Strictly by appointment through this office. Contact:-

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Tel 029 2034 7104  
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**SUBJECT TO CONTRACT & AVAILABILITY**

*March 2010*