

RETAIL OPPORTUNITY

**108b Holton Road
Barry
CF63 4HJ**

TO LET

LOCATION

Barry is located in the Vale of Glamorgan 9 miles South West of Cardiff. It has a population of 56,589 in the 2021 Census making it the 6th largest town in Wales. With extensive new housing development at Barry Waterfront.

The property is located on Holton Road adjacent to Superdrug and Heron Foods with other occupiers in proximity including Specsavers, The Works, Bon Marche, Card Factory and Costa

ACCOMMODATION

The premises ground first and basement providing the following areas and dimensions:-

Ground Floor Sales	101.0 sq m	(1,087 sq ft)
Basement Stores	72.8 sq m	(784 sq ft)

TENURE

The premises are available by way of a new lease at a commencing rent of £16,000 pax on terms to be agreed

EPC

The premises has an Energy Performance Rating of D further details on request.



BUSINESS RATES

Rateable Value	£18,000
UBR (2017/2018)	0.568.
Rates Payable	£10,224 pa (Estimate)

LEGAL COSTS

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

VIEWING & FURTHER INFORMATION

All viewings are strictly by prior appointment with Calan Retail:

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SUBJECT TO CONTRACT & VACANT POSSESSION

Barry



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