



## RETAIL UNIT TO LET

108 HOLTON ROAD, BARRY, CF63 4HJ

- Retail unit available to lease on Holton Road, Barry
- Prime trading pitch adjacent to national occupiers
- Strong footfall
- Previously trading as a charity retail shop - would suit similar retail uses
- New lease terms TBA
- Ground floor retail sales & basement storage/ancillary - good condition ready for fit-out

## 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 located near 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, Greggs, Subway and Costa.

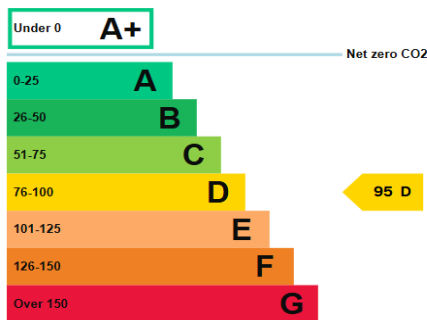
## ACCOMMODATION

This mid-terraced retail premises extends across ground and basement level with rear servicing and one parking space. The property is of traditional construction with the front elevation occupying ground floor and a rear stairwell leading down to a basement level, which exits at ground level to the rear. The retail unit benefits from glazed shop frontage and is presented in good order internally. The retail premises provide the following approximate areas:-

Ground Floor	c. 92.24 sq m (993 sq ft)
Basement	c. 85.10 sq m (916 sq ft)

## EPC

The premises has an Energy Performance Rating of 95 D:-



## LEASE TERMS

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

## BUSINESS RATES

Awaiting confirmation

## QUOTING RENTAL

£16,000 per annum exclusive

## LEGAL COSTS

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

## VAT

It is our understanding that the property is VAT elected.

## VIEWING & FURTHER INFORMATION

All viewings strictly via pre-arranged viewing appointment only

Please contact Joint-Marketing Agents:-

DTR Surveyors:-

David Rowlands

E: [info@dtrsurveyors.com](mailto:info@dtrsurveyors.com)



Calan Retail:-

Nick Golunski

E: [nick.golunski@calanretail.co.uk](mailto:nick.golunski@calanretail.co.uk)

25.03.2026

## VIRTUAL VIEWING TOUR

GROUND FLOOR: -

[CLICK HERE TO VIEW VIRTUAL TOUR](#)



Misrepresentation Act.

DTR Surveyors, 19B Boverton Road, Llantwit Major, CF61 1XZ

Subject To Contract: DTR Surveyors for themselves and for the vendors or lessors of this property whose agent they are, give notice that:(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract;(ii) no person in the employment of DTR Surveyors has any authority to make or give any representation or warranty whatsoever in relation to this property. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility, and any intending purchaser or lessee should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



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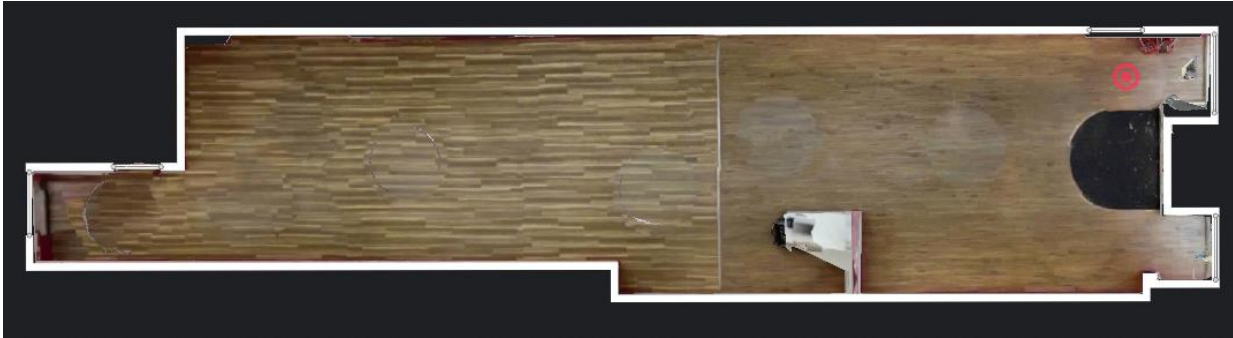


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**GROUND FLOOR RETAIL AREA – INDICATIVE FLOOR PLAN**



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