

## RETAIL OPPORTUNITY

**73 Holton Road  
Barry  
CF63 4SU**

**TO LET**

### LOCATION

Barry is located in the Vale of Glamorgan 9 miles South West of Cardiff. It has a population of 51,502 in the 2011 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 Sense with other occupiers in proximity including Wilko, Tesco, Costa Coffee Superdrug, Specsavers and Bon Marche.

### ACCOMMODATION

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

|                 |            |               |
|-----------------|------------|---------------|
| Ground Floor    | 180.0 sq m | (1,937 sq ft) |
| Basement Stores | 77.0 sq m  | (828 sq ft)   |
| First           | 80.0 sq m  | (861 sq ft)   |
| Second          | 86.0 sq m  | (925 sq ft)   |

### TENURE

The premises are available by way of a new lease at a commencing rent of £25,000 pax on terms to be agreed

### EPC

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



### BUSINESS RATES

|                 |                       |
|-----------------|-----------------------|
| Rateable Value  | £26,750               |
| UBR (2017/2018) | 0.499                 |
| Rates Payable   | £13,348 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:

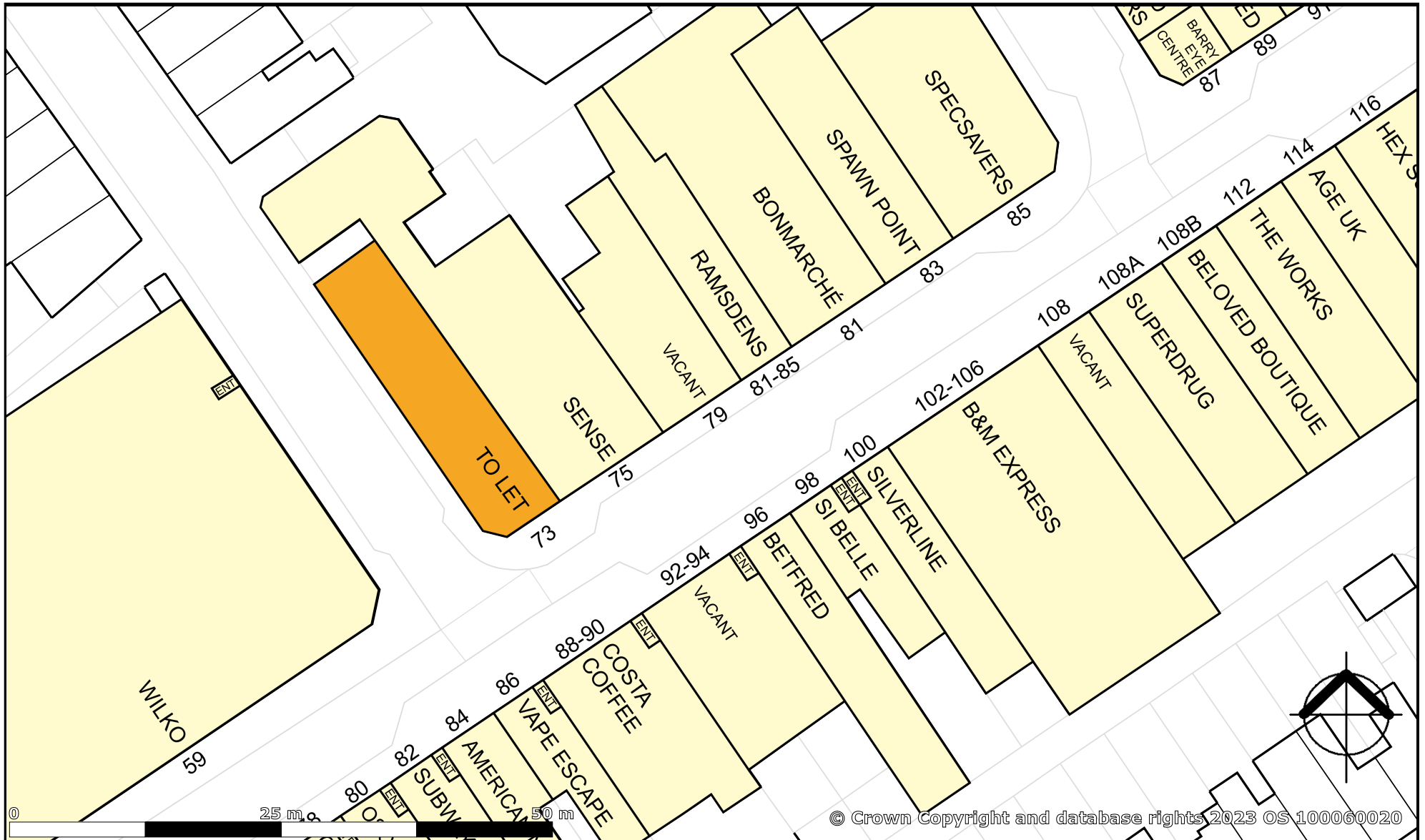
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**SUBJECT TO CONTRACT & VACANT POSSESSION**

73 Holton Road Barry



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