

RETAIL OPPORTUNITY

**120 Holton Road
Barry
CF63 4HH**

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 Card Factory with other occupiers in proximity including Barnardos, Pobl, Heron Foods, Boots, Superdrug, Specsavers and Bon Marche.

ACCOMMODATION

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

Ground Floor	50.3 sq m	(541 sq ft)
Basement Stores	22.0 sq m	(236 sq ft)
First Floor	23.4 sq m	(252 sq ft)
Second Floor	17.7 sq m	(190 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	£12,250
UBR (2023/2024)	0.535
Rates Payable	£6,737.5 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

120 Holton Road Barry

