

**79 HOLTON ROAD**  
BARRY CF63 4HG



**PRIME SHOP TO LET**



The property is located in a prime position on Holton Road adjacent to the recently opened Bright House unit and in close proximity to the new developments occupied by Wilkinsons and Tesco. Retailers nearby include Bon Marche, HSBC, Barclays and BrightHouse.

Other occupiers within the immediate vicinity include New Look, Costa Coffee, Specsavers and Superdrug.

#### DESCRIPTION

The property has been completely refurbished to provide a new retail unit in a shell condition ready for tenant's fit out, with storage in the basement. Access is provided directly from Holton Road and there is a secure loading access from a lane to the rear.

#### TERMS

The property will be available by way of a new ten year lease on full repairing and insuring terms with five yearly upward only reviews.

**Quoting rent** £32,500 pax

#### RATEABLE VALUE

The property has yet to be assessed by the Valuation Office.

Interested parties are encouraged to make their own enquiries with the Local Rating Authority.

#### VAT

VAT will be payable to the rent.

#### ACCOMMODATION

The property provides the following approximate areas and dimensions:-

Internal width	7.13m	23 ft 05 ins
Widening to	7.83m	25 ft 08 ins
Shop depth	60.06m	198 ft 09 ins
Ground floor sales	122.13 sq.m	1,315 sq ft
Rear store	2342 sq.m	252 sq ft
Ground floor – basement	23.42 sq.m	22 sq ft

#### EPC RATING

E-104

#### LEGAL COSTS

Each party to bear its own costs in dealing with this transaction.



#### VIEWING

To be arranged via sole letting agents:-  
Ben Davies [ben.davies@coark.com](mailto:ben.davies@coark.com) 029 2034 6311

REF: BD/22375 – MARCH 2017

Huw Thomas [huw.thomas@coark.com](mailto:huw.thomas@coark.com) 029 2034 6312

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Regulated by RICS

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